

Havant Borough Council
Planning and Development
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

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Direct 0113 233 7481

Your Ref 94/55269/002

27 April 2022

Dear Sir/ Madam,

**RETROSPECTIVE SECTION 73 APPLICATION
TO VARY CONDITION 8 OF FULL PLANNING APPLICATION REF: 94/55269/002 AT The Grange,
145 Stakes Road, Waterlooville, Hants, PO7 5PL**

We write with respect to the above in order to provide sufficient details to Vary Condition 8 of Permission 94/55269/002.

The application has been submitted under Planning Portal reference: PP-11204246.

The list below sets out the condition to be varied and the material which has been submitted in support of this application.

Condition 8

8 states:

*"There shall be no more than 22 residents accommodated within the hostel at any one time
Reason: To control the occupation of the property in order to relate to the parking provided
and in the interests of good development."*

The following documents have been provided in support of this application:

1. Completed S73 Application Form;
2. Completed Community Infrastructure Levy Form;
3. Location and Block Plan Ref. 19211_SP01 (1:1250) (1:500);
4. Existing Lower Ground Floor Plan/ Basement Ref. 19211_01 (1:50);
5. Existing Ground Floor Plan Ref. 19211_02 (1:50);
6. Existing First Floor Plan Ref. 19211_03 (1:50);
7. Proposed Ground Floor Plan Ref. 19211_PL04 (1:50); and
8. Proposed First Floor Plan Ref. 19211_PL05 (1:50).

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Registered office 125 Old Broad Street London EC2N 1AR

9. Nutrient Neutrality Assessment and Mitigation Strategy

10. European Sites Migration Checklist.

This variation of condition seeks the variation of the wording of Condition 8 to state the following:

*“There shall be no more than 25 residents accommodated within the hostel at any one time
Reason: To control the occupation of the property in order to relate to the parking provided
and in the interests of good development.”*

Background

The HMPPS vision is to work together to protect the public and help people lead law-abiding and positive lives.

As part of the HMPPS strategy, a national expansion programme for Approve Premises (AP's) has been devised. AP's are a critical part of HMPPS' commitment, through the National Probation Service, to ensure public protection by providing secure accommodation in the community. AP's also help to meet HMPPS' commitment to reduce reoffending by supporting residents with resettlement planning in the community, including securing employment. The aim is to better meet demand for AP bed spaces to support the management of men and women presenting high risk and complex needs who reside in these facilities. This programme was initiated in response to the ministerial commitment made on 24th January 2019 “by building over 200 additional places in approved premises of which half will be delivered next year”.

Most prisoners are released following the custodial element of their sentence. Many are released on licence to support their re-entry to society. Some continue to present risks to the public when they are released. AP's provide a necessary and valuable role in managing these risks.

AP's provide an enhanced regime to support a structured re-entry into the community. AP's are staffed 24 hours a day and balance care with control. They impose various constraints on residents' freedom. These can include curfews and check-in times during the day, regular drug and alcohol testing, welfare checks and room searches. Serious breaches of AP rules or any licence requirements, or increased concerns about risk of harm to others, will lead to residents being quickly recalled to custody.

Planning History

We have undertaken an online appraisal of relevant planning applications available on the site using Havant Borough Council's website. Many applications relate to the TPOs and have not been included within the online appraisal

Application Ref	Description	Decision	Decision Date
90/55269/000	Single storey detached wooden shed to side of annexe building	Temporary approval	22/08/1990
94/55269/002	Demolition of cottage & single storey west extension & erect 2 storey extensions to north (basement below) & east sides to provide 22 bedroomed hostel with staff communal & office accommodation.	Conditional approval	15/12/1994

APP/19/00846	Variation of Condition 8 of Planning Permission 94/55269/002 to increase occupancy from 22 to 25 residents.	Not proceeded with	20/09/2021
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Planning permission (94/55269/002) for the Approved Premises was granted in December 1994 but was subsequently amended by letter, to allow for the 'removal of chimney on existing building'. This change did not affect the following conditions:

1. Implementation within 5 years;
2. Materials to match existing;
3. Retained trees to be protected;
4. Demolition and removal of spoil before start of erection;
5. No fires within 10m trees;
6. No excavation within spread of protected trees;
7. Parking to be available before use commences; and
8. No more than 22 residents at any one time.

Previously, a retrospective application (APP/19/00846) had been submitted to vary Condition 8 of permission 94/55269/002 however, the application was not proceeded with on the basis it was not possible to agree a nitrate neutrality budget due to Coronavirus.

Summary

The application fee of **£234** will be paid to Havant Borough Council through the Planning Portal.

I trust the above and enclosed is sufficient for you to determine the application. Should however, you require any further information or wish to discuss any of the above please do not hesitate to contact me.

Yours sincerely,

Harry Greenhalgh
Planning Consultant – Development and Planning