

- 2.1 The site has a significant planning history in relation to both the policy background and submitted planning applications.

Policy Background

- 2.2 There is a long history of allocation of the site for health related development including a Joint Development Brief by HBC and HCC published in 1991 where this part of the site was allocated for a community hospital development.
- 2.3 The current policy position is expressed in the Havant Borough Local Plan (Allocations) July 2014.

Policy HB3 allocates the site under allocation H69 (including the retained PCT land to the south-west corner) as Housing (90 dwellings), Care Home and Community Health.

H69 provides site specific requirements and states under Site Opportunities - *To create a community health campus with a nursing home, extra care accommodation and a replacement health centre. New homes including affordable and extra care housing.* It is anticipated that the replacement health centre would be located on land outside the current application site.

Planning Applications and recent Pre-Application submissions

GEN/14/01023 Pre-Application Consultation: Proposed Oak Park 'Health and Wellbeing Campus'.
Development Consultation held 12th February 2015.

08/68066/002 Demolition of existing buildings on site and erection of a new community hospital including access from River Way with parking, landscaping and associated works, plus new electricity sub-station. Permitted April 2009 Associated S106 Agreement dated 14 April 2009

04/68066/001 Development of Phase 1 of Community Hospital (Children's Services) Access to Lavant Drive.
Permitted June 2004.

03/68066/000 Outline application for erection of Community Hospital including means of access from River Way, Lavant Drive and Leigh Road, Havant. Permitted June 2004.

02/60916/003 Erection of 14No. bed adult mental health unit together with associated car parking and landscaping and new access from Lavant Drive.
Permitted October 2002

3 Proposal

- 3.1 Havant Health and Well-Being Campus, comprising an 80-bed nursing home, 51 affordable extra care flats, 48 affordable and market supported living flats, community hub facilities, landscaped amenity gardens, car parking, with vehicular access from River Way and Leigh Road and pedestrian access from Lavant Drive and Crossland Drive with associated infrastructure.

- 3.2 The development would serve a range of needs on one campus development. The main vehicular access to the development would be via River Way from Old Copse Road with a secondary service and emergency access from Leigh Road. There would be additional pedestrian access points from Crossland Drive and Lavant Drive.
- 3.3 The buildings consist of the following:

Nursing Home to the north west part of the site arranged around two squares and of two storey height incorporating gardens in the courtyards. The central linking wing would be single storey with a roof garden. The elevations indicate grey brick and inset panels of red/orange brick.

The **Supported Living** Units are in two blocks, the larger of which is in the north east corner of the site and is 'L' shaped, the other building would be sited to the east of the site and would have a staggered configuration. They would be three storeys in height with similar materials to the nursing home but with balconies and brise soleil and a more domestic design.

The **Extra Care** units are proposed to the south of the site in an 'L' shaped building and would be three storeys in height with similar materials to the other buildings above and incorporate more domestic features such as balconies and brise soleil.

The proposals also incorporate the **Hub** which acts as the social centre for the development and would include a lounge/dining area, day centre, dance area, IT bay and Cafe. There would be a gym, shop, arts and craft area, hairdressers, Spa/Treatment room, Cinema and other facilities. These would primarily serve residents and visitors to the site. This building would link the Nursing Home and Extra Care units. It would be single storey (but with higher than single storey roof height). The roof form would be canted and there would be a large overhang to the front of the building. The Hub would incorporate timber, glazing and aluminium and would have a green roof.

Car parking would be located mainly to the northern side of the site with other parking close to the supported living units, there would be 79 car parking spaces. There would be gardens around the periphery of the site and in courtyards. Some are for general access whilst others are more secure for residents use. There would be an internal walkway along the eastern (stream side) part of the site.

4 **Policy Considerations**

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS1	(Health and Wellbeing)
CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS14	(Efficient Use of Resources)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS19	(Effective Provision of Infrastructure)
CS2	(Employment)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)

CS7	()
CS8	(Community Safety)
CS9	(Housing)
DM10	(Pollution)
DM11	(Planning for More Sustainable Travel)
DM12	(Mitigating the Impacts of Travel)
DM13	(Car and Cycle Parking on Residential Development)
DM6	(Coordination of Development)
DM7	(Elderly and Specialist Housing Provision)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM17	(Contaminated Land)
HB3	(Havant and Bedhampton Mixed Use Allocations)
AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

Havant Borough Design Guide Supplementary Planning Document 2011

Havant Borough Residential Parking and Cycle Provision SPD 2010

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

The trees on this site are located around the boundaries and the important trees do not appear to be effected by the proposals in the main. The AIA must be conditioned and the important Oaks must be protected so to ensure they are not negatively impacted on and continue to live on.

The Swale proposal appears to be reasonable management.

The proposed removal of one third of G5 (mixed species BS 5837 Grade C) will impact negatively on the street scene and in pure Arboricultural terms is unacceptable.

However, in light of the tree quality and the importance of the project and if a full and thorough mitigation planting scheme is agreed and conditioned then I will raise no objection to the removal.

The protection methods specified for the retained trees is acceptable for this site.

Environment Agency

The Environment Agency has no objection to the proposed development as submitted subject to a planning condition in relation to submission and approval of a Surface Water drainage scheme.

Advice to the Local Planning Authority / Applicant:

The culverted channel to the north of the proposed development is designated main river referred to as the 'pipe link'; and the watercourse to the east of the proposed development is designated main river referred to as the Lavant Stream.

The prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of designated a 'main river'. Consent will only be issued if the works do not pose a flood risk to people and property, and do not conflict with the Environment Agency's other duties.

Officer Comment:

The condition is recommended and an informative in relation to 'main river' protection is also proposed.

Engineering/Drainage

The proposed surface water system recognises and uses the previously existing attenuation basin in the SE corner of the site which was deliberately oversized when built to allow for the site's redevelopment which was already under consideration at that time.

The developer will need to confirm with Southern Water whether the foul system has capacity to accept the proposed flows, if not, as usual, off site requisitioning of any improvements required may be necessary.

Building Control, (Fire Access Consultation)

Fire Brigade Access:

Turning off main Campus access LHS no turning facility for vehicle.

Solid Waste Storage:

Not shown on plan.

Further comments:

Assumptions have been made regarding fire safety and compartmentation that if undertaken on site should be satisfactory.

Appears to be OK so changes to building appearance should not be necessary.

County Archaeologist

Concurs with the conclusions of the Heritage Statement and would therefore advise that a condition is placed upon any planning permission that is granted. This condition would require the preparation of a Written Scheme of Investigation (WSI) that sets out a programme of archaeological investigation of the site via trenching that will establish the extent, character, date and state of preservation of any archaeological features or deposits that may exist within the site. This WSI should also set out details of how the potential impact of the proposed development upon this archaeology will be mitigated against and what provision will be made for the public dissemination of the results of all this work. The WSI strategy should satisfy the planning authority that all archaeological issues will be sustainably dealt with during development.

Officer Comment:

Following further discussion with the County Archaeologist the wording for three planning conditions has been agreed which will inform the Archaeological requirements.

Property Management (formerly County Estates Department) Hampshire County Council

No comments received

Chichester Harbour Conservancy

No comments received

Hampshire County Council (Minerals)

The County Council has no objection to the above application proposal and will not seek to encourage the inclusion of conditions or legal agreement to require recovery of mineral deposits on site through prior extraction or incidental recovery.

County Ecologist

The application is accompanied by a preliminary Ecological Appraisal (Enzygo, November 2014) which provides a generally sound assessment of the site's current ecological value. The site comprises a typical suburban 'brownfield' site containing unmanaged grassland with developing and established scrub, scattered trees and boundary hedging. The site is essentially brownfield and as such is likely to fall within the definition of the NERC Act 2006 section 41 Habitat of Principal Importance 'Open mosaic habitats on previously developed land'. All LPAs are required to prioritise the conservation of HPI within planning decisions.

In terms of ecological value, the site contains common and widespread vegetation types although these are increasingly scarce within Havant and its suburbs: there are very few large areas of unmanaged vegetation present locally. There is a corresponding paucity of protected species likely to be present, although the scrub, hedgerows and trees will undoubtedly support nesting birds and the grassland will certainly support common reptile species (slow-worm has been observed and common lizard is a distinct possibility). It is highly likely that the site provides a valuable area for local wildlife in general. For instance, there are numerous records of bat species locally and I would expect that there will be roost present in nearby dwellings and bats from those roosts will use the site for foraging/social purposes.

The ecology report recommends that further surveys are carried out in order to provide an estimation of population size and distribution – such information should be provided prior to determination. A fully-detailed reptile mitigation strategy can then be informed by the field survey results. It would also be of use to record breeding bird species as a means of informing suitable mitigation/enhancement measures.

The submitted site layout plan appears to include little informal open greenspace which may be suitable for ecological enhancement. Given the near total loss of unmanaged vegetation I would expect that a range of ecological enhancement measures (e.g. native species plantings, bat and bird boxes/integrated roost units) should be provided. The eastern boundary of the proposed development is very close to the channel of the Hermitage Stream and there may well be direct and/or indirect impacts to that stream. I would strongly recommend that the applicant engages with the Environment Agency.

In summary, although the site is a typical neglected urban/suburban brownfield site it does have intrinsic ecological value. There is a requirement to undertake a Phase 2 reptile survey and provide a detailed reptile mitigation strategy should that be necessary.

NPPF and Circular 06/2005 require that planning decisions are based on full, up to date information and, in line with Natural England's standing advice, full protected species information must be available before a decision can be made. Following this

guidance, provision of this information should not be deferred as a condition of any planning permission. Without full information at the point of determination it is not possible for the LPA to ensure that any impacts are known and acceptable, to engage with the Habitats Regulations, and to be able to secure any necessary mitigation.

Further Comments:

The submitted information on reptile mitigation is fine as far as it goes. Trapping methods are good and should be successful. The key issue is where the animals are going. We do not currently have any firm details on the receptor site location and the LPA must have these if we are to be sure that the receptor is indeed suitable. The ideal site would be one with no/demonstrably few animals already – a receptor may need to be surveyed in advance of receiving new animals.

Officer Comment:

It is understood that further information in relation to the receptor site will be provided shortly.

Economic Development

There are no major issues with the application as long as it fits with our overall policy for development.

It will generate some employment opportunities on a number of fronts. These being for the construction phase, completion and occupation as well as local suppliers for the operational and consumables.

The only area we would like to explore is the options on the Employment and Skills plans attached to S106. We are developing a new offer to developers that may make it less complicated and may release some of their own resources and reduce their management cost for a S106.

Officer Comment:

The S106 agreement deals with Employment and Skills Plans requirements or financial contribution options.

Natural England

**The Conservation of Habitats and Species Regulations 2010 (as amended)
The Wildlife and Countryside Act 1981 (as amended)**

Internationally and nationally designated sites

The application site is within or in close proximity to a European designated site, and therefore has the potential to affect its interest features. European sites are afforded protection under the Conservation of Habitats and Species Regulations 2010, as amended (the 'Habitats Regulations'). The application site is in close proximity to the Chichester and Langstone Harbours SPA and the Solent Maritime Special Area of Conservation (SAC) which are European Sites. The sites are also listed as the Chichester and Langstone Harbours Ramsar site and also notified at national level as the Chichester Harbour, Warblington Meadow, and the Langstone Harbour Sites of Scientific Interest (SSSIs).

In considering the European site interest, Natural England advises that you, as a competent authority under the provisions of the Habitat Regs, should have regard to any potential impacts that a plan or project may have.

SPA/SAC/Ramsar: No Objection

The consultation documents do not include information to demonstrate that the requirements of the Habitat Regs. have been considered by your authority, ie the consultation does not include a Habitats Regulations Assessment.

In assisting your authority on the requirements relating to Habitats Regulations Assessment, and to assist you in screening for the likelihood of significant effects, based on the information provided, Natural England offers the following advice:

- the proposal is not necessary for the management of the European site
- that the proposal is unlikely to have a significant effect on any European site, and can therefore be screened out from any requirement for further assessment

Natural England advise that based on the submitted information some of the accommodation included in the proposal are likely to be required to make a contribution to the mitigation as recommended by the Solent Recreation Mitigation Project.

Provided that the applicant is complying with the SPD or policy, Natural England are satisfied that the applicant has mitigated against the potential adverse effects of the development on the integrity of the European site(s), and **has no objection** to this aspect of the application.

SSSI: No objection – no conditions requested

This application is in close proximity to The Chichester Harbour, the Warblington Meadow, and the Langstone Harbour Sites of Special Scientific Interest (SSSIs). Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the site has been notified. We therefore advise that these SSSIs do not represent a constraint in determining this application.

Protected Species

We have not assessed this application and associated documents for impacts on protected species.

Natural England has published Standing Advice on protected species which should be applied as a material consideration in the determination of applications.

Hampshire Highways

On the basis of the Transport Assessment, the Highway Authority is satisfied that the impact of the development on the local transport network has been appropriately quantified and assessed.

The Highway Authority is satisfied that the impact of the development can be mitigated, and therefore raises no objection from a transport perspective to this application subject to the following Conditions, and subject to the applicant entering into a Section 106 Legal Agreement to secure the following package of mitigation;

Implementation of a Revised Travel Plan

Payment of the Travel Plan Approval and Monitoring Fees

Provision of a surety mechanism to ensure implementation of the Travel Plan

Delivery of site access works as shown in the principle drawings A048-020/PO.

Implementation of secure pedestrian access as shown in the principle drawing 598-

PL-101 Rev B

Further Comments:

The Highway Authority view the updated Travel Plan to be acceptable and will secure the plan via the S106 agreement.

Officer Comment:

These matters are addressed in the S106 agreement with the exception of the access works which need to be included as a grampian style condition. This approach has been agreed in principle by HCC Highways.

Environmental Health

Contamination and Air Quality:

Previous planning history and consultation responses have been reviewed.

Flood Risk Assessment - Enzygo FRA & Abbey Letchford Drainage Strategy

In the absence of any specific advice to the contrary, a condition is recommended in relation to drainage from parking areas.

Piling/Penetrative Foundations

The Enzygo Geo-Environmental Assessment recommends the use of piled foundations. No recommended methods are identified, and piling diameters, depths, and layouts are not presented.

Given the lack of evidence for site-wide elevated concentrations of contaminants, or gross contamination associated with a point source, it is not considered necessary for the LPA to pre-approve piling or other penetrative installation methods.

Contamination / Remediation Method / Discovery Strategy & Verification

A detailed assessment of contamination issues has been carried out. Both Environmental Health & the Environment Agency have previously accepted that no additional investigation or risk assessment is required, but there is outstanding general risk mitigation work to be undertaken, alongside adherence to a watching brief, and verification of imported clean (or site translocated) topsoils used within garden areas.

If development control are minded to grant consent for this scheme, would recommend the following conditions:

- Verification report that demonstrated completion and effectiveness of all remedial & risk mitigation measures.
- Contamination found during development requirements.

Attenuation of suspended solids in runoff during construction

No reference has been found reference to any specific construction site management plan within the supporting documentation. It is understood that a suitable submission was previously made & approved in respect of the previous scheme, but that this document has not been re-submitted with this application. The reason for the application of a condition on the previous consent remains valid, therefore in the

absence of any specific advice to the contrary (for example, from the Environment Agency), *I would recommend that the condition be re-applied to any consent granted for the scheme currently under application.*

Traffic & Transportation Assessment - Air Quality

The Abley Lechford Partnership traffic & transportation assessment has been reviewed, and I would broadly agree its conclusions. The site is located within an inherently sustainable location, and consequently travel plan measures to promote sustainable travel measures are likely to have a reasonable chance of success.

The scheme concept is one that should reduce the need for individual / multiple single occupancy vehicle trips, and I accept that the current scheme is likely to have a reduced impact (generate / attract a reduced number of vehicle trips) in comparison to the previously consented scheme. Shift patterns common to this type of facility tend not to coincide with a heavily tidal traffic flows that characterise road network 'rush hour', and the site is located within an area with efficient access to the local network. Junction capacities are good in the locality, Air quality is not thought to be inherently poor, and sensitive receptors (including the development itself) are well set back from road-traffic related sources of pollution.

I have no concerns relating to air quality in respect of this development.

Hampshire Fire & Rescue

Access for Firefighting:

Access and facilities for Fire Service Appliances and Firefighters should be in accordance with Approved Document B5 of the current Building Regulations.

Access for Fire Service:

Access **to** the proposed site should be in accordance with Hampshire Act 1983 Sect, 12 (Access to buildings **within the site** will be dealt with as part of the building regulations application at a later stage). Access roads **to** the site should be in accordance with Approved Document B5 of the current Building Regulations.

Fire and Rescue Services Act 2004

Advisory comments received in relation to:

Access for High reach Appliances;

Water Supplies;

Sprinklers;

Fire fighting and the Environment, and;

Timber Framed Buildings.

Hampshire Wildlife Trust

No Comments received.

Development Engineer - Highways

Having examined the amended travel plan and the rest home evaluation sheet - No adverse comment to the application.

Housing

Policy CS16 of the Local Plan discusses the requirements for affordable housing and the need to achieve 450 Extra Care dwellings between 2006 and 2026. These proposals include a Care Home, Extra Care Apartments and Supported Living Apartments, these three types of accommodation will provide a balance in care

provision and will meet the full spectrum of care needs.

Havant would require as a minimum 30-40% on site affordable housing provision, however this proposal would deliver all the 51 Extra Care units as Affordable Rent and 12 of the Supported Living units as Shared Ownership tenure. This equates to a 63.6% affordable provision across the site (not including the Care Home Units).

Demand for affordable housing remains high and as at the 31st March 2015 there were 2802 households registered on Hampshire Home Choice (HHC), our sub-regional Choice based Lettings Scheme, for social housing in the Havant area. Over 50% of these require 1 bedroom property and of these a high proportion are older people.

This proposal names the Registered Provider for the Extra Care and Supported Living units as Home Group; this organisation would be expected to market the Shared Ownership apartments through Help to Buy South (our local Help to Buy Agency) initially. The Affordable Rent units will be required to be advertised through HHC with Havant Borough Council having 100% of the nomination rights to those homes.

The sizes of each affordable unit, 53.8 sqm for the 1 beds and 70.1 sqm for the 2 beds, would appear to meet both the requirements of the Havant Borough Council Housing SPD dated July 2011 and more recent Homes and Communities Agency guidelines as a result of the Housing Standards Review.

This development is expected to reach at least level 4 of the Code for Sustainable Homes with some units being level 5 or 6 by the introduction of various energy efficiency measures including Solar Photovoltaic technology, CHP heating system, mechanical ventilation system and LED light fittings.

In summary Housing would support this development as it will provide much needed affordable housing catering specifically for our local older people.

Further Comments in response to revised plans:

I am satisfied that the 6% reduction in the sizes of the 1 and 2 bedroom apartments in both the supported living and extra care sections of the proposed development will have no significant effect.

The new proposed GIA would still meet the requirements of both the Havant Borough Council Housing SPD dated July 2011 and the more recent Homes & Communities Agency guidelines as a result of the Housing Standards Review.

Waste Services

As long as provision has been made for bin bay areas to hold the waste containers required, suitably located and accessible for our refuse vehicles to effect collection then I have no concerns over this planning application.

Landscape Team

The proposed application includes a Landscape Masterplan with a comprehensive and well considered Landscape Report that sets out the design objectives for the site, identifies distinct character areas and provides an overview of design principles.

In order to meet the requirements of the Local Plan policy CS16 there is a need to ensure these design objectives are translated through to the detailed design stage and delivered successfully on the ground.

Conditions are recommended to ensure a high quality of external environment and to enhance the local landscape character:

Existing tree and hedge protection;
Soft Landscaping details;
Tree Planting details;
Landscape management plan;
Hard landscape details;
Boundary details.

Officer Comment:

If planning permission is granted it is recommended that these conditions are applied where they do not duplicate other conditions.

Crime Prevention -Major Apps

No comments received.

Planning Policy

Policy Status

The Local Plan (Allocations) has now been adopted by the Council. The adopted Local Plan (Core Strategy) and the Local Plan (Allocations) provide the development plan for the Borough.

Local Plan (Core Strategy)

- Policy CS1.10 supports the new provision of community facilities
- Policy CS7.3 supports development for older people and other vulnerable groups, including Extra Care Facilities
- Policy CS9 supports proposals which will contribute towards the delivery of 6300 new homes in the borough and which provides accommodation for differing requirements of ageing care. Specifically CS9.7 seeks to achieve 450 extra-care dwellings between 2006 and 2026. Affordable housing will need to be provided in accordance with criteria 2
- Policy CS16 promotes high quality design
- Policy DM7 sets out criteria for elderly and specialist housing
- Policy DM13 provides the policy basis for residential parking standards and the details are contained in the Havant Borough residential Parking SPD

Local Plan (Allocations)

- Policy HB3 (H69) allocates the former Oak Park School for a mixed use development comprising new housing, a care home and a community health facility. The policy sets out site specific development requirements which should be addressed
- Policy DM24 requires contributions towards the Solent Disturbance Mitigation Project (SDMP)

The proposal lies within the urban area and is consistent with policy CS17 which seeks to concentrate new housing within the five urban areas, including Havant. The policy also prioritises the use of previously developed land. The principle of the development is therefore acceptable.

The proposal supports the aims and objectives of the Havant Borough Local Plan, which seek to provide an additional 6,300 homes in the borough – 450 of which should be extra-care dwellings. The proposal also supports the aims of policy CS9.6 to

provide for an ageing population.

Policy CS9 requires a provision of 30 – 40% affordable housing. Table 1 of the Planning Statement, which supports the planning application, shows a total provision of 63.6% affordable, exceeding the requirements of policy CS9.

In accordance with policy DM24 (Recreational Disturbance to SPAs from residential development), a developer contribution is required for every net additional dwelling falling within class C3 of the Use Classes Order and development intended to provide residential accommodation on a permanent basis outside of the C3 use class. Guidance provided by the Solent Recreational Mitigation Partnership (SRMP) states that this includes second homes, holiday homes, student accommodation, older persons care or sheltered housing and sui generis uses.

Paragraphs 5.11.2 to 5.11.5 of the Planning Statement set out the applicant's intention to pay a contribution (in accordance with DM24) on 33% of the extra care housing, with no contribution being made in respect of the nursing home element. A full contribution will be paid on the supported living accommodation. The applicant refers to pre-application discussions with Natural England; provided that Natural England accept the proposals set out in the statement, there are no objections on the basis of policy DM24.

Parking

Paragraph 4.2.4 of the Planning Statement confirms that parking will be provided in accordance with the Havant Borough parking SPD. The SPD sets out standards in relation to the number of occupants and the level of staffing. I have not been able to find any further explanation regarding the level of parking and it is not clear how the proposal meets the requirements set out in the SPD. Further information should be requested to demonstrate how the proposal meets these requirements, particularly in relation to staffing levels.

Officer comment:

Further details provided and assessed by the Development Engineer who raises no objection to the proposals. TRO and Parking Management Plan requirements are included in the proposed S106 agreement.

Community Infrastructure Levy

Havant Borough Council has an adopted CIL Charging Schedule which is applied to new residential development in the borough. Extra care housing and nursing home development is exempt but the charges are applied to sheltered housing. It is assumed that supported living accommodation has the same characteristics as sheltered housing given the description at paragraph 3.7.4 of the Planning Statement,

“It is expected that residents in the supported living accommodation will be more independent than in the other accommodation. Therefore a number of car parking spaces have been provided close to the supported living accommodation towards the south of the site.”

On this basis, a CIL contribution should also be calculated for the supported living element of the proposal.

Principle of development

The development plan is supportive of a health based development in this location, in accordance with the policies listed above and the details set out at Policy HB3 (H69).

Public Spaces Development Manager

No comments received

Portsmouth Water Company

No comments received

SEEDA - (South East England Development Agency)

No comments received

Southern Electric

No comments received

Southern Water

A plan of sewer records provided. The exact position of public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

No development or new tree planting should be located within 3.5m either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works.

No new soakaways should be located within 5m of a public sewer.

There is a deed of easement for sewer and decommissioned sewer within the site.

Further comments are provided in relation to any sewers found during the course of construction.

A condition is requested in relation to the protection of sewers.

Officer Comment:

A condition is recommended.

Southern Waters initial investigations indicate that Southern Water can provide foul and surface water sewage disposal to service the proposed development. Southern Water requires a formal application for a connection to the public sewer.

Officer Comment:

An informative is recommended to be added to the decision notice to that effect.

The application makes reference to drainage using Sustainable Urban Drainage Systems (SUDS).

The applicant will need to ensure that arrangements exist for the long term maintenance of the SUDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Thus, where a SUDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SUDS scheme;
- Specify a timetable for implementation;
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Officer Comment:

There requirement will form part of the S106 agreement associated with any planning

permission.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

The application indicates that the proposed means of surface water drainage for the site is via a watercourse. The Council's technical staff and the relevant authority for land drainage consent should comment on these proposals.

A condition is recommended in relation to means of foul and surface water sewerage disposal.

Officer Comment:

A condition is recommended.

Traffic Management Team

No comments received

Hampshire Primary Care Trust

No comments received

Care Quality Commission

No comments received

Hampshire County Council

No comments received

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 57

Number of site notices: 6

Statutory advertisement: 03/04/2015

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Nature of Development
- (iii) Impact on Character and Appearance of the Area/Design
- (iv) Impact on neighbouring properties
- (v) Affordable Housing
- (vi) Effect on protected species

- (vii) Effect on surrounding trees
- (viii) Effect on archaeological interest of the site
- (ix) Environmental effects
- (x) Flood risk issues/drainage
- (xi) Crime and disorder issues
- (xii) Highway implications including adequacy of access
- (xiii) Adequacy of parking/internal roads
- (xiv) Developer Contributions

(i) Principle of development

The site is allocated in the Local Plan under policy HB3 (H69) for mixed use development comprising new housing, a care home and community health facility. The development plan is supportive of a health based development in this location.

Policy CS9 of the Local Plan discusses the need to achieve 450 Extra Care dwellings between 2006 and 2026 across the Borough as a whole. These proposals will make a valuable contribution to achieving this target and include an 80 bed Care Home, 51 Extra Care apartments (1 and 2 beds), and 48 Supported Living apartments (1 & 2 beds); these three types of accommodation will provide a balance in care provision and will meet the full spectrum of care needs.

(ii) Nature of Development

The proposal is for the provision of a new Oak Park 'Health and Wellbeing Campus', with a range of facilities to support local people as they grow older. There are three broad types of accommodation:

51 extra care residential units;
 48 supported living accommodation units; and
 80 bed nursing home.

In addition as this is a campus style environment where the wider needs of residents are being addressed there is a central 'hub' designed for use by the whole community with facilities including arts and crafts, a shop, a hairdressers, a spa / treatment room, a kitchen, staff and residents WCs, a gym, a cinema, a refuse area and a flexible area including a lounge, dance area, day centre, dining area and IT area.

In terms of the layout of development, the Nursing Home would be positioned in the north west of the site. It would be arranged around two courtyards. The building would be mainly two storey in height but with a single storey linking wing with a first floor roof garden. The building would be of a modern design with grey and orange/red brick finish incorporating inset brick panels. There are secure garden areas within the courtyard and in the north-east corner of the site. An acoustic fence will provide noise protection. The building is linked to the 'Hub' facilities.

The Extra Care units are located in the southern part of the site. The building is three storey in height and would be flat roofed with grey and orange/red brick finish incorporating inset brick panels. Balconies are provided for residents with brise soleil with external landscaped grounds and walkways. The building would be linked to the facilities provided in the hub building.

The supported living flats are located in the north east and eastern parts of the site in two blocks which are divided by the main vehicular access into the site. The blocks

proposed are three storey in height, flat roofed with grey and orange/red brick finish incorporating inset brick panels. There are balconies for residents with brise soleil. Externally there are landscaped grounds and a more formal garden area with walkways.

Car parking is mainly provided along the northern site boundary with some further parking within the internal courtyard. The main vehicular access would be from River Way with a service and emergency vehicular access from Leigh Road. There are two pedestrian access points from Crossland Drive and Lavant Drive shown.

(iii) Impact on Character and Appearance of the Area/Design

With regard to the effect on the character and appearance of the area, this proposal, due to the scale of the development, would have a significant impact on the locality. In general terms the site is relatively self contained and does not have immediately adjacent neighbours. There are considered to be 2No. principal aspects to consider. The first the impact of the physical development and the second the potential impact of vehicle movements and activity at the site.

With regard to the first issue, as the site is relatively self contained there is not a strong need to reflect adjacent architectural styles or materials. There is of course a clear requirement to provide a development of quality integrating with on and off site constraints and reflecting the public nature of the development.

The site is located within a predominantly residential area which the scheme needs to acknowledge, particularly in relation to the height of the buildings, although due to the physical separation from the housing the site does create its own context.

The site boundaries are important in integrating the development into the surroundings. The northern boundary is formed by a substantial Hawthorn hedge and this is to be retained. The existing trees along the Leigh Road frontage would be retained and the character of Leigh Road protected. The eastern frontage with the Lavant Stream would be enhanced by further planting and important existing trees would be retained. This approach is considered appropriate.

The proposed design has been the product of an extensive pre-application consultation process and reflects both on site constraints, requirements in terms of the functionality of the health and wellbeing campus and an analysis of the context of development.

There are a number of site constraints which have moulded the final scheme design. These include the preferred access point off River Way, the location in a predominantly residential area where the amenities of residents needs to be respected, the lack of a predominant architectural style, Tree Preservation Orders and the character of Leigh Road, existing sewer locations to the northern part of the site requiring easement zones, Lavant Stream buffer zone and flood zone to the north eastern part of the site.

The surrounding development whilst mixed in terms of function (residential/health care) has a generally residential scale. The proposed design has sought to reflect this by the height of the buildings being two and three storey and the use of brick finishes. Set within a landscaped setting and with the buildings generally set back from surrounding roads the development is considered to be designed to successfully integrate into its surroundings whilst at the same time having sufficient scale and site

coverage to create its own character and functionality.

With regard to the impact of vehicle movements and activity on the site, most vehicles would access from River Way via Crossland Drive. The main buildings are set off the site boundaries and residential properties are separated by wide surrounding roads, wide verges and existing trees and hedges. Service and emergency vehicles would access from Leigh Road. There is no A&E facility within the development. It is not anticipated that vehicle movements to and from the site, together with movements within the site, would be likely to cause an unneighbourly impact to nearby residents.

(iv) Impact on neighbouring properties

As discussed above, the development is relatively separated from adjacent properties. The closest residential properties are located beyond Old Copse Road, Crossland Drive and Leigh Road and are set sufficiently far off the proposed building such that any overlooking would be very limited and acceptable.

Despite the set off from residential properties, given the nature of the use it is considered appropriate to condition the details of any potentially noisy plant or machinery introduced to the site to be approved by the Local Planning Authority.

Impacts from additional traffic are assessed above and it is not considered that the additional traffic accessing the site would cause unacceptable impacts on neighbours amenities.

(v) Affordable Housing

Policy CS9 requires developments of 15 or more units to deliver 30-40% affordable housing. The proposal would deliver all the Extra Care units as Affordable Rent and 12 of the Supported Living Units as Shared Ownership tenure. This is 63.6% affordable provision across the site (excluding the care home).

There is a high demand for affordable housing within the Borough. The Council's Housing Officer has provided an assessment of the proposals including the suitability of the tenures and sizes of units and supports this development as it would provide much needed affordable housing catering specifically for our local older people. The affordable housing requirements will be secured through the associated S106 agreement.

(vi) Effect on protected species

The application was accompanied by a preliminary Ecological Appraisal and the County Ecologist has confirmed that this provides a generally sound assessment of the sites current ecological value. The site is essentially brownfield with unmanaged grassland and established scrub, scattered trees and boundary hedging. The site is likely to fall within the definition of a Habitat of Principal Importance 'Open mosaic habitats on previously developed land.'

The initial ecology report recommended further survey work in relation to the presence and density of reptiles and the County Ecologist supported this requirement. As a result further survey work was undertaken and a report submitted. This demonstrated that the site supports a 'good' population of slow worms. As the site is considered unsuitable post construction to be able to support a slow worm population, translocation off site was recommended.

In conjunction with Hampshire County Council a suitable site for translocation within Staunton Country Park was located and it is understood that some of the slow worm population has now been transferred. Further trapping and translocation shall take place in spring. There is a requirement for the management and monitoring of the reptile population within the S106 agreement associated with this application.

Given the near total loss of unmanaged vegetation the County Ecologist has requested a range of enhancement measures (e.g. native species plantings, bat and bird boxes/integrated roost units) be provided. It is also considered that the eastern boundary adjacent to the stream should be enhanced to improve the ecological value of this important feature as also recommended by the Environment Agency. A planning condition in relation to ecological enhancement measures is therefore recommended.

With regard to the off site impacts on the SPA/SAC/Ramsar designations of the Harbour Natural England have stated that the proposal is unlikely to have a significant effect on any European site, and can therefore be screened out from any requirement for further assessment. The LPA provided a screening opinion in relation to the proposed development dated 14th April 2015 which concluded that the proposal was not EIA development (this can be viewed on the Councils website).

Natural England advise that some of the accommodation included is likely to be required to make a contribution to the mitigation of recreational pressure on the SPA as recommended by the SRMP. Providing that the applicant is compliant with the requirements of this policy Natural England are satisfied that the applicant has mitigated against the potential adverse effects of the development on the integrity of the European sites and has no objection to this aspect of the application. It should be noted that the S106 Agreement requires a contribution of £11,524 towards mitigation measures delivered through the Solent Interim Planning Framework.

It is considered that subject to planning conditions and management requirements within the S106, the ecological impact of the development can be suitably mitigated.

(vii) Effect on surrounding trees

The application was submitted with an Arboricultural Impact Assessment. The site has a number of trees on its eastern and western border, a tree group surrounding the swale in the south east corner and a mature hedgerow to the north of the site. It is fortunate that the majority of the trees are located on the edge or just beyond the edge of the site, as such they do not form a significant restraint to development.

The Councils Arboricultural Officer has visited the site and considered the proposal and confirmed that the important trees do not appear to be impacted by the proposals in the main. A condition is required to ensure that the Arboricultural Impact Assessment is adhered to. It is considered to be critical that the important oaks (to the eastern boundary) are not negatively impacted and continue to live on. The works to the trees around the swale are considered to constitute reasonable management.

An important hedgerow runs to the northern site boundary and protection measures are secured through the Tree/Hedge protection condition recommended.

A final issue relates to trees that are on highway land where the road access is likely to require widening. This is a mixed group of Grade C trees which contribute to the

existing street scene. One third of the group is likely to require removal and a condition to require mitigation planting is requested by the Councils Arboriculturalist. As this land is outside the applicants control a grampian style planning condition would be required to seek to secure mitigation planting. Such a condition is recommended.

(viii) Effect on archaeological interest of the site

A Heritage Statement and Archaeological Assessment has been submitted with the application and previous assessments have demonstrated that there is some archaeological interest to the site. The Statement concludes that an archaeological mitigation strategy be implemented under a condition. Hampshire County Council Archaeologist requests that a condition be placed on any permission requiring the preparation of a Written Scheme of Investigation that sets out a programme of archaeological investigation of the site via trenching that will establish the extent, character, date and state of preservation of any archaeological features or deposits that may exist within the site. It should also set out how the potential impact of the development on archaeology would be mitigated and what provision will be made for the public dissemination of the results of this work. The strategy should satisfy the planning authority that all archaeological issues will be suitably dealt with during development. The wording of three conditions has now been agreed with County Archaeology.

(ix) Environmental effects

There are considered to be four main areas that need considering in relation to Environmental Effects:

- a) Noise impacts on future residents of the development;
- b) Air Quality issues;
- c) Contamination issues;
- d) Noise and pollution impact from installed equipment.

Noise impacts on future residents of the development

A Noise Impact Assessment has been submitted with the application. This assesses the pre and post construction noise environment at the site and concludes that night time noise levels are within noise exposure category B at post construction and that post construction some areas would be screened by the buildings from traffic noise and would then fall within category A. Daytime noise is within categories A/B for all but the southern fringe of the site (away from development) which is within category C. Areas of outside amenity were also considered and these fall within Category A post construction with the exception of the amenity area in the North-West corner of the site which is category B.

Within noise exposure category B situations mitigation should be considered in order to ensure an appropriate noise climate can be achieved. In this case the Assessment considers that double glazing should be incorporated and in some areas this should be augmented with passive ventilation. In addition an acoustic fence is recommended in the North-West corner of the site to improve the usability of the outdoor amenity space. A condition is recommended in relation to ensuring the submission and implementation of a noise attenuation scheme. Subject to this requirement it is considered that a suitable living environment in relation to noise can be provided for residents.

Air Quality issues

The Councils Environmental Control Officer has considered the Traffic and Transportation Assessment in relation to air quality and concludes that he has no concerns relating to air quality in respect of this development.

Contamination Issues

In relation to Contaminations, the Councils Environmental Control Officer has assessed in detail the submitted documentation and the previous site investigations (in relation to the Hospital scheme), including the need for planning conditions. In this respect conditions are recommended in relation to:

- a) Surface water drainage in relation to parking areas;
- b) Verification report setting out the completion and effectiveness of all remedial & risk mitigation methods etc.
- c) Unexpected contaminants
- d) Scheme to remove suspended solids from surface water runoff during construction

Subject to these conditions it is considered that potential contamination issues can be suitably addressed.

Noise and pollution from installed equipment

In order to protect residents of the development and nearby residents, it is considered appropriate to impose a condition to require details of any plant or machinery to be installed to be submitted for prior approval to the LPA so that noise or other pollution impacts can be assessed and mitigated as appropriate.

(x) Flood risk issues/drainage

A Flood Risk Assessment (FRA) and Drainage Strategy have been submitted with the application. The FRA assesses potential sources of flood risk. The site is largely within Flood Zone 1 with small areas within Flood Zone 2/3 associated with Lavant Stream. No built development is proposed in Flood Zone 2/3. An 8m exclusion zone from the Lavant Stream is also provided.

Groundwater and overland flow flooding are considered to be manageable through the adoption of a surface water management strategy and by providing finished floor levels 150mm above external ground levels. The FRA considers that with suggested mitigation measures, the flood risk is considered negligible and the development would not increase flood risk elsewhere.

In relation to the impact of Surface/Foul Water Drainage and downstream flooding, it is concluded that surface water leaving the development site should be no greater than existing rates. A surface water strategy has been proposed utilising a drainage train to the existing attenuation basin which then infiltrates/discharges into water courses.

Foul water is proposed to re-establish existing connection to the foul sewer network.

The FRA has been assessed by the Environment Agency (EA), the Councils Engineer and Southern Water.

The EA confirm that they have no objection to the proposed development subject to the imposition of a surface water drainage condition requiring full details of the scheme, its implementation and subsequent maintenance. An informative in relation to the culverted channel to the north of the development is also recommended.

The Councils Project Engineer has commented that the attenuation basin was deliberately oversized when built to allow for the sites redevelopment.

Subject to suitable conditions together with SUDS requirements within the S106 Agreement it is considered that the development can take place with suitable mitigation of flood risks both on and off site.

With regard to foul drainage Southern Water (SW) have provided details of easements required to existing infrastructure and a condition in relation to these requirements is recommended. Initial investigations by SW indicate that a foul water connection can be provided subject to Southern Waters formal consent (an informative is recommended in relation to the requirement for formal consent from SW). SW request a condition in relation to foul and surface water drainage. It is considered appropriate to impose separate conditions in relation to these matters.

Subject to the imposition of suitable drainage conditions it is considered that the proposal can be appropriately designed to satisfactorily drain the site.

(xi) Crime and disorder issues

The main issues in relation to crime and disorder issues are considered to relate to appropriate boundary treatment, the permeability of the site, security of the buildings, passive surveillance of parking areas/external amenity space and lighting.

In terms of boundary treatment, the Landscaping Proposals plan indicates a combination of 1.5m steel railings, hedges and acoustic fencing forming the boundary treatment although the plan is unclear in some areas. It is considered appropriate to impose a planning condition to approve the final form and appearance of the external boundary treatment to ensure and attractive and secure boundary treatment is provided.

In terms of permeability of the site, the main vehicular access would be from River Way with servicing and emergency access from Leigh Road. The River Way access being the main public route needs to be welcoming and provide an attractive entrance to residents, visitors and staff. The spaces between buildings to the north and south of the access has been amended during the planning process to provide a more open approach. Suitable CCTV or other surveillance of this area could be provided if required. The Leigh Road access would be gated to provide security. The working of this arrangement is for the applicants to consider in the interests of the operation of the site and security.

Pedestrian access points are proposed to Lavant Drive and to Crossland Drive. These are likely to be provided with security gates and access mechanisms. The layout of the site also results in a reasonable level of passive surveillance of these areas. The recommended boundary treatment condition can secure details of the proposed security arrangements for these access points.

With regard to the security of the buildings, windows and doors should meet relevant

building control standards and the applicants should consider measures that will ensure that residents who are relatively vulnerable are provided with secure but attractive accommodation. This is a level of detail however that falls outside the normal scope of planning considerations as the works in themselves are unlikely to require planning permission.

The car parking areas and most of the amenity areas are relatively well overlooked by proposed accommodation and this provides good passive surveillance. The exception is to the proposed Community Garden to the north east corner of the site which is less overlooked, however, subject to suitable boundary treatment and lighting it is not considered the proposals would result in an unacceptable crime risk.

Finally in relation to lighting an External Lighting Scooping Statement has been submitted and this sets general criteria for the approach to lighting including the requirement to light the perimeter of buildings, footpaths and car parking bays and associated vehicular areas. A condition is recommended in relation to the lighting of the site which should improve security whilst ensuring that light pollution is minimised.

Subject to appropriate planning conditions it is considered that crime and disorder issues can be suitably addressed.

(xii) Highway implications including adequacy of access

Highway issues are a significant consideration in relation to this application and therefore it is recognised that a considerable amount of work has been undertaken by the applicants consultants and this has been tested by the County Highways team.

A Transport Assessment (TA) has been submitted detailing transport issues relating to the proposed development and setting out measures to be taken to ensure that impacts are reduced. The TA identifies the site as being in a sustainable location with walking and cycling opportunity to the town centre and to Havant Railway station. There are also good bus links from nearby bus stops. These features encourage the use of public transport and non car based transport options for staff and able bodied residents. In addition to on site car and cycle parking provision (considered below), spaces for parking and charging mobility scooters are also planned.

In terms of trip generation, it is anticipated that the development would generate 26 two-way vehicle movements in the AM and PM peak hours. The staff shift patterns would help to produce less pronounced peaks than other employment land uses would be likely to generate. It is considered that the trip generation would be significantly less than the previously approved hospital scheme.

The TA assessed local junctions to consider the resulting impacts of the new development and this assessment demonstrates that these junctions would continue to operate within capacity.

A Travel Plan (TP) has also been produced which provides a co-ordinated strategy and package of initiatives to minimise the number of car trips, whilst supporting more sustainable forms of travel and reducing the need to travel. The document is an ongoing tool that can be adapted and tailored to meet changes to travel patterns. The S106 agreement would secure the TP and its ongoing maintenance and effectiveness. It is noted that the TP identifies local facilities including those provided on site at 'The Hub' and by staff which reduce the need to travel by car.

Specific measures to ensure that employees, residents, visitors and deliveries accessing the site by car or van, do so via Crossland Drive and Old Copse Road rather than Leigh Road will be considered. It is recognised by the Local Planning Authority that some journeys will be via Leigh Road, however, it is considered appropriate to seek to ensure that the main route is as set out above. A planning condition to ensure that measures are taken to advertise the preferred route are taken by site operators.

Hampshire County Highways comment in relation to the TA confirming that:

- a) **Pedestrian** access to the four surrounding roads will link to existing footways on either side of the carriageway and these are lit.
- b) National **Cycle** Route 22 is located adjacent to the site providing connections to the Town Centre and the South and opportunities to encourage staff to commute by bike.
- c) There is good accessibility to **bus** routes on Crossland Drive and Petersfield Road with regular services to the Town Centre and Bus Station.
- d) Havant **rail** station is located 600m from the development with good services to London, Portsmouth, Chichester etc.

Accident data for the latest five year period available has been assessed with a total of 8 accidents resulting in slight injuries. There is no discernible pattern relating to highway geometry.

Trip generation, traffic distribution, traffic growth and traffic impact have all been assessed and it is concluded that on the basis of the TA, the Highway Authority is satisfied that the impact of the development on the local transport network has been appropriately quantified and assessed.

The revised TP has been assessed and is considered acceptable.

The Highway Authority is satisfied that the impact of the development can be mitigated, and therefore raises no objection from a transport perspective subject to conditions including the delivery of the access works shown on drawing A048-020/PO and S106 requirements. The planning application can therefore be supported in relation to off site highway impacts and the accesses to the site.

(xiii) Adequacy of parking/internal roads

The internal parking arrangements and roads have been considered by the Development Engineer and Building Control Officers.

In relation to car parking, this is arranged in two main areas, to the north of the site and within the central 'courtyard' area. A detailed analysis of parking requirements has been made and the Development Engineer has raised a number of points of clarification with the agent. Essentially, the car parking requirements for the scheme have been assessed against the particular model of residential and care provision that the development provides. This includes the more limited parking requirements for some residents or patients compared to a standard residential development, staff numbers and shift patterns and visitors to the site. It also takes account of the relatively sustainable location of the development and the implementation of the Travel

Plan (secured through the S106 agreement).

The Development Engineer raises no objection to the proposals subject to the provision of a Car Parking Management Plan which allows for the monitoring of car parking including any over spill parking beyond the site and the implementation of measures to address any significant impacts identified. In addition the S106 includes provision for a Traffic Regulation Order contribution for a period of 3 years from the completion of the project should on street parking prove to be a problem.

These provisions in effect provide a mechanism to address problems with over spill car parking should they occur notwithstanding the initial assessment of parking need on site. On this basis it is considered that adequate car parking can be provided on site and that any off site issues that do occur can be satisfactorily addressed.

(xiv) Developer Contributions

In relation to developer contributions the following financial contributions will be secured:

Community Infrastructure Levy £283,280

S106 Agreement:

Monitoring Fee £5,000

Solent Disturbance Mitigation Project Contribution £11, 524

Travel Plan Bond £6,250

Travel Plan Monitoring Fee £1,250

Traffic Regulation Order Contribution (if required) £5,000 (max)

A number of non-financial requirements are also secured through the S106 Agreement.

8 Conclusion

In conclusion, the principle of development is considered to be acceptable and is supported by the site allocation. The proposal is considered to have an acceptable impact on the character and appearance of the area. The proposals impact on neighbouring properties has been assessed and is considered acceptable.

The development includes a significant amount of affordable accommodation and meets the Councils requirements in this regard. Subject to requirements in the associated S106 agreement the development would have an acceptable impact on the SPA and on site reptiles have been re-located to a suitable site. The development retains important trees close to the site boundary and the northern boundary hedge. Conditions should ensure that archaeological interests are appropriately assessed and mitigated if necessary.

The environmental effects of the development have been assessed and conditions imposed where required to ensure that the development takes account of potential impacts. Flood risk has been considered and further details in relation to drainage will be required via conditions. Subject to suitable details flood risk will be mitigated. Crime and disorder issues have been considered and a condition is recommended in relation to access restriction/lighting etc.

Highways matters and parking have been considered in detail and subject to

requirements in the S106 agreement it is considered that the impact on the local highway network will be suitably addressed. On this basis the proposals are considered acceptable in highway terms.

Finally Developer contributions are secured through the S106 agreement.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00303 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Plans:

Site Location Plan Drawing No. CRM.1112.005.D.001
Site Boundary Plan Drawing No. CRM.1112.005.D.002
Proposed Site Plan Drawing No. 598-PL-101 rev C
Care Home & Supported Living (N) - Ground Floor Drawing No. 598-PL-200 rev C
Care Home & Supported Living (N) - First Floor Drawing No. 598-PL-201 rev C
Care Home & Supported Living (N) - Second Floor Drawing No. 598-PL-202 rev C
Extracare & Supported Living - Ground Floor Drawing No. 598-PL-203 rev C
Extracare & Supported Living - First Floor Drawing No. 598-PL-204 rev C
Extracare & Supported Living - Second Floor Drawing No. 598-PL-205 rev C
Care Home & Supported Living Roof Plan Drawing No. 598-PL-206 rev C
Extracare & Supported Living Roof Plan Drawing No. 598-PL-207 rev C
Site Layout - Elevation Key Drawing No. 598-PL-300 rev C
Extracare Elevations 1 Drawing No. 598-PL-301 rev C
Extracare Elevations 2 Drawing No. 598-PL-302 rev C
Hub Elevations Drawing No. 598-PL-303 rev C
Care Home Elevations 1 Drawing No. 598-PL-304 rev C
Supported Living Elevations - North Block 1 Drawing No. 598-PL-305 rev C
Supported Living Elevations - North Block 2 Drawing No. 598-PL-306 rev C
Supported Living Elevations - South Block Drawing No. 598-PL-307 rev C
Care Home Detailed Elevation Drawing No. 598-PL-308 rev A
Site Layout Section Key Drawing No. 598-PL-400 rev C
Extracare Cross Section through entrance Drawing No. 598-PL-401 rev C
Supported Living Cross Section + Site Edge (1) Drawing No. 598-PL-402 rev C
Supported Living Cross Section + Site Edge Drawing No. 598-PL-403 rev C
Extracare and East Boundary Section Drawing No. 598-PL-404 rev C
Campus Entrance View Drawing No. 598-PL-500 rev A
View from Lavant Drive Drawing No. 598-PL-501 rev A

View from Supported Living Balcony Drawing No. 598-PL-502 rev A
Landscape Proposals Drawing No. 7 rev B

Documents:

Design and Access Statement CRM.1112.005
Planning Statement CRM.1112.005
Statement of Community Involvement CRM.1112.005
Heritage Statement and Archaeological CRM.1112.005
Transport Assessment Report March 2015
Travel Plan July 2015
Preliminary Ecological Appraisal CRM.1112.005.EC.001
Arboricultural Impact Assessment March 2015
Addendum to Arboricultural Impact Assessment July 2015
Landscape and Visual Impact Assessment CRM.1112.005.R.L.002
Landscape Report CRM.1112.005 Rev A
External Lighting Scoping Statement 4th February 2014
Noise Impact Assessment CRM.1112.005.NO.R.001
Fire Strategy 21st July 2015
Energy Statement Ref 14599
BREEAM 2014 New Construction Multi-residential Pre-Assessment Report
Ref:14599 Oak Park
Code for Sustainable Homes Design Pre-Assessment
Employment and Skills Plan CRM.1112.005
NPPF: Flood Risk Assessment CRM.1112.005.HY.R.001.A
Drainage Strategy March 2015
Geo-Environmental Report CRM.1112.005.GE.R.001.A
M&E Environmental Services - Ventilation and Extraction Scoping Statement
Project No. 14599 5th March 2014
Utilities statement to support Planning Submission Project No. 14599 2nd
March 2015
Affordable Housing Statement CRM.1112.005

Reason: - To ensure provision of a satisfactory development.

- 3 No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year 30% critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

- details of how the scheme shall be maintained and managed, including who will have responsibility for the drainage system after completion.

Reason: To safeguard the amenities of the locality and to ensure that surface water drainage is provided to an appropriate standard to avoid on and off site flood risk having due regard to policies CS15, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 the National Planning Policy Framework 2012 and NPPF Planning Practice Guidance Flood Risk and

Coastal Change.

- 4 No development shall take place within the area indicated on the approved plan drawing no. 598-PL-101 Rev C until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation for an archaeological trial trench evaluation, which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: The site is of archaeological significance and it is important that the opportunity should be afforded to excavate the site before development commences and having due regard to policy CS11.4 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 No development shall take place until the applicant has secured the implementation of a programme of archaeological mitigation of impact, based on the result of the archaeological evaluation the subject of Condition 4 above, in accordance with a Written Scheme of Investigation that has been submitted to and approved in writing by the Local Planning Authority.

Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations and having due regard to policy CS11.4 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy framework 2012.

- 6 Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.

Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available having due regard to policy CS11.4 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 The development hereby permitted shall not commence unless and until plans and a timetable for the scheduling of the works to the River Way Old Copse Road junction shown in principle on drawing No: A048-020/PO have been submitted to and approved in writing by the Local Planning Authority (in consultation with Hampshire County Council Highways). The approved works shall thereafter be carried out in accordance with the approved scheme and schedule unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure safe and adequate access to the development having due regard to policies CS20 and DM11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 The development hereby permitted shall not be commenced until such time as a scheme to:

- Dispose of surface water from parking areas;
- Install oil and petrol separators;

has been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented and maintained as approved.

Reason: To ensure that the proposals provide adequate water quality protection measures having due regard to policies CS11, CS15, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 No development including site clearance shall commence on the site until all trees / hedges, not previously agreed with the Local Planning Authority for removal, shall have been protected by fencing along a line to be agreed in writing with the Local Planning Authority. Such fencing shall conform to the following specification in accordance with BS5837:2012.

Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting weldmesh.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 10 No development hereby permitted shall commence until plans showing, in relation to the existing trees and other vegetation proposed to be retained, the layout of all foul and surface water drainage and other underground services proposed to serve that development have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard against undue damage to existing trees and/or other vegetation at and in the vicinity of the site and having due regard to policies D1 and L6 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 11 Prior to the commencement of the development hereby permitted the developer shall submit details of the measures which will be undertaken to protect the public sewers during the development to the Local Planning Authority (in consultation with Southern Water). No development shall commence until the approval of the submitted measures and the development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the protection of infrastructure having due regard to policy CS19 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 12 The development hereby permitted shall not commence unless and until details of the proposed means of foul water sewage disposal have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development is adequately drained and to

mitigate flood risk having due regard to policies CS15, CS16, and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 13 No development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 14 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.

Reason: To safeguard the amenities of the locality and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 15 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have been submitted to and approved by the Local Planning Authority.

Reason: To ensure that the development has an acceptable impact on the character and appearance of the area having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy framework 2012.

- 16 The development hereby permitted shall not be commenced until such time as a scheme to:

- Dispose of surface water from parking areas;
- Install oil and petrol separators;

has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To prevent potential pollution by hydrocarbons to the water environment from parked vehicles having due regard to policies CS11 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 17 The development hereby permitted shall not be commenced until such time as a scheme to treat and remove suspended soils from surface water run-off during construction works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.
Reason: The site is adjacent to the River Lavant. As such, there exists the potential for pollutants to enter controlled waters. Controlled waters include rivers, streams, underground waters, reservoirs, estuaries and coastal waters. Having due regard to policies CS11 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 18 No above ground construction works shall take place until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.
The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 19 No above ground construction works shall take place until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.
Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 20 The removal of trees shown on drawing Ref: BTC779-TIP Rev A (Tree Impact Plan in relation to proposal to widen vehicular access) adjacent to the River Way/Old Copse Road junction shall not take place unless and until a scheme for replacement planting including details of the number, species and maintenance of such planting and the timing of its implementation and completion has been submitted to and approved in writing by the Local Planning Authority in consultation with Hampshire County Council.
The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the entrance to the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 21 No above ground construction works shall take place until details of ecological enhancements such as the provision of bat and bird boxes/integrated roost units and an ecological enhancement of the stream corridor to the eastern side of the site have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to occupation and thereafter maintained in accordance with the approved scheme.

Reason: In the interests of nature conservation and to mitigate the impacts of the development having due regard to planning policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 22 No above ground construction works shall take place until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure including gates at access points, security features at access points and acoustic fencing have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 23 No above ground construction works shall take place until a specification of the provision to be made for the storage and disposal of refuse following the commencement of the use of the buildings has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of such provision for refuse has been completed in full accordance with such an approved specification.

Reason: To safeguard the amenities of the locality and having due regard to policies CS16 and DM10 of the Havant Borough (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 24 No above ground construction works shall take place until a scheme for protecting the proposed Nursing Home, Extra Care Flats and Supported Living Flats (and their external amenity spaces) from noise from road traffic has been submitted to and approved in writing by the Local Planning Authority. Those buildings shall not be brought into use until the implementation of all works forming part of such approved noise protection scheme has been completed in full accordance with all detailed components of such scheme.

Reason: To safeguard the amenities of occupiers in the accommodation and

having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM18 of the Havant Borough Publication Local Plan (Allocations) and the National Planning Policy Framework 2012.

- 25 No above ground construction works shall take place until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 26 If, during development, soil or groundwater that appears to be impacted by contamination is found to be present, no further development shall be undertaken until an appropriate assessment has been undertaken, and a report detailing how that contamination is to be dealt with, has been submitted to and approved by the Local Planning Authority. Unless otherwise agreed in writing, all works outlined in the submitted report shall be adhered to.
Reason: Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy (2011), and DM17 of the Havant Borough Local Plan (Allocations) (2014); there is a low risk of Contamination at the site that could, if present, pose a risk to future site occupiers, resulting from historic uses of land or buildings.
- 27 The development hereby permitted shall not be brought into use until plans and particulars specifying the provision to be made for external lighting of the same has been submitted to and approved in writing by the Local Planning Authority and thereafter provided in accordance with the approved details. There shall be no external lighting on the site other than as thereby approved.
Reason: To safeguard the amenities of the locality, site security and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 28 The development hereby permitted shall not be occupied unless and until details of specific measures that seek to ensure that the main vehicular route for employees, residents, visitors and deliveries to the site is via Crossland Drive, Old Copse Road and River Way are submitted to and approved in writing by the Local Planning Authority. The approved measures shall thereafter be maintained unless otherwise agreed in writing by the Local Planning Authority.
Reason: To encourage the use of the most acceptable routes to the site in the interests of amenity and highway safety having due regard to policies CS16, CS20 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 29 The development shall not be brought into use until space for the loading, unloading, turning and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.
Reason: In the interests of highway safety and having due regard to policies DM13 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 30 The development hereby permitted shall not be brought into use unless a scheme for the provision of cycle parking has been submitted to, approved in writing by the Local Planning Authority and implemented in accordance with the approved details.
Reason: To ensure that adequate and suitable cycle parking is provided on site to reduce the reliance on the private car in the interests of sustainable transport options having due regard to policies DM13 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Residential and Cycle Provision SPD 2010 and the National Planning Policy Framework 2012.
- 31 Prior to the occupation of the Nursing Home hereby permitted a Post Construction Assessment shall be submitted to the Local Planning Authority. The Certificate shall state that the development has attained a minimum standard of 'very good' BREEAM rating, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework 2012.
- 32 The development hereby permitted shall not be occupied unless and until secure pedestrian and cycle access points have been provided to Crossland Drive and Lavant Drive as shown in principle on drawing number 598-PL-101 Rev C in accordance with a detailed specification to be submitted to and agreed in writing by the Local Planning Authority in consultation with Hampshire County Council.
Reason: To ensure that the site is permeable to residents in the interests of sustainable development linking to public transport and wider cycle routes having due regard to policies CS1, CS16 and DM11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 33 The development hereby permitted shall be carried out in full accordance with the submitted Arboricultural Impact Assessment dated March 2015 Version No: 1 unless otherwise agreed in writing by the Local Planning Authority.
Reason: To protect the health of trees to be retained in the interests of the character and visual amenities of the area having due regard to policies CS11, CS16 and DM9 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 34 No externally visible or audible plant, machinery or structures required for ventilation or filtration purposes shall be installed at the premises unless and until details of the external appearance and acoustic performance of the same have been submitted to and approved in writing by the Local Planning Authority.
Reason: To safeguard the amenities of the locality and/or occupiers of neighbouring property and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 35 No additional access to the site shall be provided to Leigh Road other than as shown on the plans hereby approved.
Reason: In the interests of highway safety, to prevent additional traffic on

surrounding roads and in the interests of residential amenities having due regard to policies CS16, CS20 and DM12 of Havant Borough Local Plan (Core Strategy) 2011 the National Planning Policy Framework 2012.

- 36 The Leigh Road access hereby approved shall be used solely for pedestrian, cycle, delivery and emergency vehicular movements.

Reason: In the interests of highway safety, to prevent additional traffic on surrounding roads and in the interests of residential amenities having due regard to policies CS16, CS20 and DM12 of Havant Borough Local Plan (Core Strategy) 2011 the National Planning Policy Framework 2012.

- 37 The nursing home hereby permitted shall be used only for a Nursing Home only, and for no other purpose whatsoever including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: To accord with planning policy and the site allocation, to meet health care requirements, to complement other uses on the site and to ensure adequate car parking provision having due regard to policies DM7 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011, policies HB3 and H69 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework 2012.

- 38 The extra care flats hereby permitted shall be occupied solely by persons satisfying the following residency requirements:

1. A person who is in need of care such as to provide assistance with day to day living and personal care and who has entered into binding arrangements to access such care and other support services to a minimum of two hours of such care per week and who is either;
2. A minimum of 55 years of age on the date of taking up residence; or
3. Disabled within the meaning of the Equality Act 2010; or
4. Persons who are the spouse, co-habitee or dependent of such a person within 1-3 above.

Reason: To secure extra care accommodation in the interests of meeting housing needs for specialist housing provision, to ensure that sufficient on site parking is provided to serve the use, in accordance with the levels of developer contributions secured and having due regard to policies CS9, CS21 and DM13 of Havant Borough Local Plan (Core Strategy) 2011, policies HB3, H69 and DM24 of Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 39 The supported living flats hereby permitted shall be occupied solely by persons satisfying the following residency requirements:

1. A minimum of 55 years of age on the date of taking up residence; or
2. Disabled within the meaning of the Equality Act 2010; or
3. Persons who are the spouse, co-habitee or dependent of such a person within 1-2 above.

Reason: To secure supported living accommodation in the interests of

meeting housing needs for specialist housing provision, to ensure that sufficient on site parking is provided to serve the use and having due regard to policies CS9, and DM13 of Havant Borough Local Plan (Core Strategy) 2011, policies HB3, H69 and DM24 of Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 40 Prior to the occupation of any specific residential part of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority) a verification report that demonstrates the completion and effectiveness of all remedial and risk mitigation measures set out in the previously approved remediation strategy and verification plan, shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of any additional sampling and monitoring carried out in accordance with the approved plan, to demonstrate that remediation criteria have been met.
- Reason:** To ensure the satisfactory remediation of the site, if deemed necessary and having due regard to policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) 2014 together with the National Planning Policy framework.