



Havant
BOROUGH COUNCIL

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Mr Allen
Allen Planning Ltd
21A New Street
Salisbury
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SP1 2PH

For: Mr Meek
Highwood

**The Town and Country Planning (Development Management Procedure) (England) Order
2010
Grant of Planning Permission**

Application Number: APP/14/00854

Site Address: Care Home, Site E1, Land West of Waterlooville, Hambledon Road, Denmead

Proposal: **Erection of extra care accommodation with 48 units and associated communal facilities, access, car parking and landscaping.**

Further to your application received on 18 August 2014 which was valid from 28 August 2014 Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

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 No development shall take place until details and samples of the windows and all the external materials to be used in the construction of the building and hardsurfaced areas of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The external materials shall comprise those listed on the approved drawings and the main elevation materials shall comprise a soft stock brick and natural timber cladding. Development shall be carried out in accordance with the approved details.
Note: The developer is advised that consideration should be given to the use of permeable surfacing for the car parking and manoeuvring areas and colour in the recessed areas.
Reason: To ensure that the external appearance of the development is of a high quality on this prominent corner site and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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- 3 Before development commences, 1:20 scale fully annotated plans, elevations and sections of the following details shall be submitted to and approved in writing by the local planning authority:
- Window frames including reveals (which should be a minimum of 100mm) and window surrounds and junction with facades and head and sill details
 - Window central panels and side panels.
 - Oriel windows including undersides, cheeks and roofs
 - Doors and shutters together with framing and their reveals and junctions with the elevations
- Prior to installation 1:20 scale fully annotated plans, elevations and sections of the following details shall be submitted to and approved in writing by the Local Planning Authority:
- Parapet cappings
 - Balconies, balcony screens, balcony supports, metal framing and balustrades and railings/boundary treatment around terraces and flat roofs.
 - Canopy and main entrance
 - Any rainwater goods visible from the public realm
 - Materials and detailing of the ceilings to overhangs, under-crofts and balconies
 - Solar panels and all other plant and machinery fixed to the external envelope of the buildings together with their fixing to all external materials where they are visible from the public realm
 - Garden gates, and all fences, walls and railings where they are visible from the public realm
- In addition to the above plans and details of the following shall be submitted to and approved in writing by the local planning authority prior to their installation;
- Details of the colour, position and appearance of any meter boxes/cabinets and other utilities where they will be visible from the public realm
 - Details of the bike storage structure and any other structures that need to be erected within the grounds of the development.
 - Details of external lighting
- The approved details shall be implemented in full before the building is occupied.
- Reason:** To ensure that the external appearance of the development is of a high quality on this prominent site and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the detailed proposals for all of the following aspects of the same have been submitted to and approved in writing by the Local Planning Authority.
- (a) The areas to be used for contractors' vehicle parking and materials storage during construction of the development;
- Reason:** To secure orderly development and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The building shall be used only for extra care accommodation and for no other purpose whatsoever including any other purpose in Class C3 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:** In order to control the use in view of the special circumstances relating to its operation and having due regard to policies CS16 and CS18 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 No externally visible or audible plant, machinery or structures required for ventilation or filtration purposes shall be installed at the premises until and unless 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 occupiers of neighbouring property and having due regard to policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 The development shall not be brought into use until the implementation of all works forming part of the approved noise protection scheme has been completed in full accordance with all detailed components of such scheme.
Reason: To safeguard the amenities of occupiers of those dwellings and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8 Notwithstanding the submission of the Phase II Ground Investigation Report by Soils Ltd, ref 14512/GIR, prior to the commencement of the development hereby permitted (or within such extended period as may be agreed with the Local Planning Authority), the following shall be submitted to and approved in writing by the Local Planning Authority:
- a) An addendum to the report which presents the results of the ongoing gas monitoring;
 - b) If necessary, a remedial strategy detailing the measures to be undertaken to avoid risk from ground gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a suitably qualified person to oversee the implementation of the works.
- Reason:** In order to secure satisfactory development and in the interests of the safety and amenity of future occupants and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 9 If necessary, subject to the submissions made under condition 8, prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person approved under the provision of condition 8 shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the remedial strategy approved under the provisions of Condition 8 has been implemented fully, unless varied with the written agreement of the Local Planning Authority in advance.
Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 10 Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before an assessment of the potential contamination has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details.
Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 11 The development hereby permitted shall not be occupied until a Certificate of Compliance with the Code for Sustainable Homes has been submitted to the Local Planning Authority. The Certificate shall demonstrate that the development has attained a minimum standard of Level 3 in accordance with the Code.
Reason: To ensure the development meets an appropriate level of sustainability measures and having due regard to policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 12 The development hereby permitted shall not be occupied until all approved hard and soft landscape works have been completed in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice, unless otherwise in accordance with a timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced before the end of the next planting season with others of species, size and number as originally approved.
Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 13 The premises shall not be occupied before the proposed access and the crossing of the highway verge and/or footway is constructed and laid out in accordance with the approved details.
Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 14 The development shall not be brought into use until space for the loading, unloading 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 policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 15 The development hereby approved shall be carried out in accordance with the travel plan statement reference Odyssey Markides LLP Project No. 14-208-01 August 2014.
Reason: In the interests of the amenities of the area and to ensure that the development uses sustainable forms of transport wherever possible and having due regard to policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 16 The development hereby permitted shall be carried out in accordance with the following approved plans:
- Design and Access Statement Revision A
 - Odyssey Markides Transport Statement Report 14-208-02 August 2014
 - Odyssey Markides Transport and Highways Matters Arising 14-208 6 November 2014 including
 - Proposed Site Access 14-208-001 A
 - Proposed Site Layout – fire Tender Analysis 14-208-002 A
 - Proposed Site Layout – Car Parking Analysis 14-208-003 A
 - Odyssey Markides Travel Plan Statement 14-208-01 August 2014
 - S106 Heads of Terms by Allen Planning and subsequent email from P. Prosser of 6 November 2014
 - Planning Statement by Allen Planning August 2014
 - Landscape Strategy by Influence
 - Landscape General Arrangement Plan S167 (20)001 A
 - Detailed Planting Plan S167 (96)001 A
 - Email from P Prosser 27 November 2014 confirming omission of climbers
 - Tree Pit Detail S167 (96)003
 - Drainage Strategy Statement Escher Silverman ES1413 July 2014
 - Drainage Strategy Plan Escher Silverman ES1413 502-01P B
 - Biodiversity Checklist
 - Hartwood Care Recruitment Proposal
 - Sound Advice Acoustics - External Noise Assessment Ref SA-3411 5 November 2014
 - Soil Limited Report - Phase 2 Ground Investigation 14512/GIR
 - Email from P. Prosser 6 November 2014 re Extra Care Operation

PDP Plans:

- Site Survey and Location Plan PD100
- Block Plan PD101 A
- Site Plan PD102 L
- Ground floor Plan PD103 H
- First Floor Plan PD104 G
- Second/Third Floor Plan PD105 J
- Roof Plan PD106 B
- Elevations PD200 H
- Elevations PD201 E
- Elevations PD202 B
- Sections PD300 B
- Section C-C PD301 A
- Visual Sketch
- Sun Study

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.

(3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.

(4) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

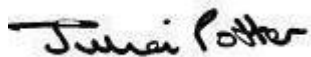
- You sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit,

(5) The Planning Permission hereby granted relates solely to land within the administrative area of Havant Borough Council and the developer's attention is drawn to the corresponding Planning Permission 14/02215/FUL granted by Winchester City Council.

(6) Where a proposal for Discharge of Conditions relates to land solely within the administrative area of one Local Authority, the application should be submitted to that Authority with copy(ies) forwarded to the other Local Authority. Where a proposal relates to land within both administrative areas, applications should be submitted to both Local Authorities.

(7) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 16 January 2015 which requires:

- (a) No unit within the extra care development shall be occupied until the nursing home is constructed to roof plate;
- (b) The occupation of each unit shall be restricted to at least one of its occupants being 60 years or over or at least one of its occupants disabled within the meaning of the Equality Act 2010;
- (c) At least one of the occupants in a unit to be contracted to receive a minimum of 2 hours of care a week; such care to offer assistance with day to day living and personal care;
- (d) No unit within the extra care scheme to be occupied until six parking spaces allocated at the nursing home are completed and available for the use of the extra care facility; and
- (e) The funding to a maximum of £5000 for a Traffic Regulation Order process for surrounding roads for a period of 5 years in the event of an on street parking problem.



Executive Head - Economy and Planning

19 January 2015