

# Planning Statement



**Proposed 50 Extra Care units and associated  
communal facilities, access, car parking and  
landscaping**

**Land at Old Park Farm Wimpey Site Part of  
Site E1 –  
West of Waterloo MDA,  
Hambleton Road,  
Waterlooville**

**HIGHWOOD**  
THE HIGHWOOD GROUP

## **1.0 Introduction**

- 1.1 This Planning Statement has been prepared by Allen Planning Ltd on behalf of the Applicants, Highwood, to seek detailed planning permission for 50 Extra Care units together with associated communal facilities and matters of access, car parking and landscaping on this site.
- 1.2 This Statement sets out the approach adopted for the site's development in accord with the advice contained within the National Planning Policy Framework 2012 (supported by the NPPG), and the relevant development plans.
- 1.3 This Statement should be read in conjunction with the submitted drawings together with Statements prepared in terms of a number of issues as listed below: -
- Design & Access Statement by PDP Architects
  - Landscape Proposals by Influence
  - Transport & Travel Plan Report by Odyssey Markides
  - Drainage. Report by Odyssey Markides
  - S106 Heads of Terms
- 1.4 The site lies in the administrative areas of both Winchester & Havant administrative areas, principally within Havant, and within the West of Waterlooville MDA.
- 1.5 This site has extant outline permission for an extra care facility comprising 37 two bedroomed units subject to a S106 Agreement on this part of the overall MDA area.
- 1.6 The Extra care scheme proposes 19no. one bed apartments and 31no. two bed apartments and will be provided with communal space and facilities. These areas include a communal lounge, roof terrace, assisted bathroom, guest sleep over room, hairdressers, treatment room, laundry, refectory, activity room, kitchen, internet area and communal landscaped grounds.

## **2.0 Site Location**

- 2.1 The application site covers an area of land of 0.326ha within the "Taylor Wimpey" part of the West of Waterlooville MDA, known as Old Park Farm. It is currently an open area of land on the south eastern corner of the junction of Hambledon Road with the Main Avenue, which is the principle access serving the northern part of the MDA. The site itself is a parcel of undeveloped land, located to the East of Auger Row, to the south of Hambledon Road and North of Foxtail Road.
- 2.2 Along the site frontage there is a deep landscape margin where it abuts Hambledon Road and the new Main Avenue. The distance back from the carriageway varies between 13m and 28m, and the margin will contain significant landscaping.
- 2.3 On the opposite side of the Main Avenue from the site is a large area of the Western Open Space which provides a very wide green area along the western side of the entirety of the Taylor Wimpey development.
- 2.4 The Eastern boundary of the site is defined by a mixture of new built residential properties, comprising of two storey pitched roof houses and three storey mono pitched roof houses. The Southern boundary is adjoined by a public footpath and Foxtail Road with a mixture of two and three storey residential properties opposite. Again these are a mixture of contemporary style houses and traditional houses with contemporary detailing.

### 3.0 Planning History

- 3.1 Outline planning permission was granted in 2011 under references APP/11/00015 (HBC) 10/03253/OUT (WCC) for the erection of 37 two bedroomed extra care accommodation units.
- 3.2 This site was originally shown as an employment area in the “Masterplan” of the overall MDA site. The Report to Committee approving 37 extra care units on this site noted that the extra care accommodation proposal was not considered to be ‘employment’ as defined in the original permission, and therefore a reserved matters application was not appropriate.
- 3.3 The overall MDA has a significant planning history however the former permission for 37 extra care units on this site remains the most prevalent.

### 4.0 Planning Policy

#### National Policy & Housing Land Supply

- 4.1 National planning policy and guidance is now set out in the **National Planning Policy Framework (NPPF)** which was published by the Coalition Government on 27 March 2012. Previous national guidance (PPSs, PPGs, Circular 05/2005 etc. – see Annex 3 of NPPF) was cancelled at that time. The NPPF is also supported by the NPPG introduced earlier this year.
- 4.2 The NPPF restates the legal principle set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 that,
- ‘... applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.’* (Paragraph 11)
- 4.3 At the heart of the NPPF is a **presumption in favour of sustainable development** which is to be seen as a *‘golden thread’* running through both plan-making and decision-taking (**paragraph 14**). For decision-taking this means that, where the development plan is absent, silent or relevant policies are out-of-date, planning permission should be granted unless,
- ‘ - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or - specific policies in this Framework indicate development should be restricted.’*
- 4.4 **Paragraph 49** makes it clear that,
- ‘... Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.’*
- 4.5 The 12 **‘core planning principles’** are identified which should underpin both plan-making and decision-taking (**paragraph 17**), namely that planning should:
- *be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and*

efficiency;

- *not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;*

- *proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;*

- *always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*

- *take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;*

- *support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);*

- *contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;*

- *encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;*

- *promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);*

- *conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;*

- *actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and*

- *take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.*

4.6 Under the heading **‘Delivering sustainable development’** (paragraph 19), the Government stresses the importance of ensuring the planning system operates to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system.

- 4.7 **Section 6** of NPPF provides guidance on **‘Delivering a wide choice of high quality homes.’**
- 4.8 The clear national policy requirement for new housing is to boost significantly the supply in order actually to **deliver** a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities (**paragraph 50**). This will be achieved by all local planning authorities: (**paragraph 47**)
- ensuring their Local Plans meets the full, objectively assessed needs for market and affordable housing in their area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;
  - maintaining a 5 year supply of specific ‘deliverable’<sup>1</sup> sites with an additional buffer of between 5% and 20% depending on the local planning authority’s record of housing delivery;
  - identifying a supply of specific, ‘developable’<sup>2</sup> sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;
- 4.9 **Section 7** stresses the importance of **‘Requiring good design’** in all new development. The document reminds everyone involved in the development process (**paragraph 61**) that,
- ‘Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.’*
- 4.10 **Section 8** highlights the role the planning system can play in **‘Promoting healthy communities’**, including by ensuring public access to high quality open spaces for sports and recreation and exploring opportunities for new provision where robust and up-to-date assessments demonstrate that additional facilities would contribute to the health and well-being of communities (**paragraph 73**).
- 4.11 As far as **Decision-taking** is concerned, local planning authorities should adopt a *‘positive approach’* in order to foster the delivery of sustainable development (**paragraph 186**) and decision takers at all levels *‘... should look for solutions rather than problems ... and seek to approve applications for sustainable development where possible’* (**paragraph 187**).
- 4.13 Paragraph 173 of the NPPF states that sites identified for development in Local Plans should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

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<sup>1</sup> To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

<sup>2</sup> To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

### Design

- 4.14 Design is covered in Section 7, where the Government attaches great importance to the design of the built environment. This policy highlights that good design is a key aspect of sustainable development, that should be indivisible from good planning, which in turn should contribute positively to making places better for people.
- 4.15 Paragraph 60 adds that decisions should not attempt to impose architectural styles or particular tastes and should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles, but that it is proper to seek to promote or reinforce local distinctiveness. Paragraph 61 goes further in identifying that securing high quality inclusive design goes beyond aesthetic considerations, and as such decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment. In determining applications, this policy attaches great weight to outstanding or innovative designs which help raise the standard of design more generally in the area.
- 4.16 Paragraph 65 states that local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility within an existing townscape, if those concerns have been mitigated by good design.
- 4.17 Paragraph 66 states that Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably

### Specialised Housing

- 4.18 In terms of specialised housing P50 states that the planning system should deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:
- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, **older people, people with disabilities**, service families and people wishing to build their own homes);*
- 4.19 Turning to employment land Paragraph 22 states that: -

*“Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.”*

### Development Plan

- 4.20 The site lies within the West of Waterlooville MDA, the principle of which was established through the Hampshire Structure Plan and the Local Plan policies WCC MDA1 and HBC MDA2. The HBC Core Strategy adopted 1st March 2011 now embodies the MDA policies in policy CS18, Strategic Site Delivery
- 4.21 There is a raft of other “development control” type policies in both Havant & Winchester’s LDF and where appropriate these will be considered under each separate topic from a

policy overview however what is clear is that the principle of a nursing care home on this site accords with policy aspirations for this site.

## **5.0 Differences to previous permission**

- 5.1 The principle difference between the outline permission granted for an extra care scheme on this site and this application proposal is that these proposals seek to increase the number of units from the previously granted outline planning permission.
- 5.2 The provision of extra care housing is not sustainable at such a low number of units as was originally approved and in addition the original “outline” scheme failed to incorporate a suitable mix of apartment sizes (all were 2 bedroomed).
- 5.3 In order to provide the necessary facilities and potential for care provision, together with a service charge to residents which is both manageable and affordable it is necessary that these costs are shared with the optimum number of residents and therefore the scheme as now proposed seeks the delivery of 50 units in a mix of one and two bedroomed units.
- 5.4 The scheme provides a significant amount of communal facilities/space including a catering kitchen, dining and activity areas together with facilities specifically for staff involved in the care of residents. The proposed scheme provides for assisted bathrooms, sluice rooms and other care related provision. These are identified on the floor plans which are submitted with this detailed application.
- 5.5 The S106 Agreement with the extant outline permission on this site sought “care ties” between this site and a nearby site for a nursing home.
- 5.6 A “sister” reserved matters application has been submitted also for a nursing care scheme on a nearby site and whilst it is intended that “links” can be established between these two proposed schemes it is important to clarify that whilst care will be provided to the intended residents such cannot be directly linked to the care provider for the “sister” nursing/care home proposed.
- 5.7 Indeed such a formal direct link would lead to a conflict of care choices for individual residents and therefore contrary to the Government's policy to allow greater freedom of choice of care for older people. This application is therefore a full rather than reserved matters proposal which would envisage a new agreement under S106.
- 5.8 Whilst the prospective developer would be willing to tie elements of the two schemes through appropriate S106 obligations such could not include a sole care provision for the reasons identified above but such an Agreement could include:
  - No occupation of units within the extra care development until the contract is let for the building of the nursing/ care home.
  - There is an age restriction of 60+.
  - The lease for the extra care units to require that at least one occupant in each unit requires a minimum time/level of domiciliary care each week
- 5.9 That being said in order to clarify the nature of the extra care accommodation proposed the relevant details include:-
  - Extra care fills the gap between home living and sheltered housing/residential or nursing care in accord with Hampshire CC Care Policy
  - Independent living is possible with care and medical services on hand.

- Care can be offered via the nursing/care home proposed adjacent to the site or alternatively individual can tailor their own care package to meet individual requirements.
- Automated call links provided 24/7
- Meals can be provided on site.
- Care Packages will be provided to all units. The extent of care will be a minimum of two hours per week and residents may increase this as their care needs increase.

## **6.0 Planning Issues**

- 6.01 The issues raised by the potential development of this site are assessed in this Section with due reference to the specialist reports provided (see Para 1.3) which accompany this submission.
- 6.02 Turning initially to “land use” matters clearly the provision of an extra care scheme facility on this site is supported both by policy and the planning history.

### **6.1.0 Traffic & Highway Matters**

- 6.1.1 The Applicant has instructed a detailed Transport Assessment & Travel Plan

#### Traffic Impacts

- 6.1.2 The TA assesses TRICS database to obtain vehicle trip rates for the proposed development and the trip rates for the peak periods (08:00-09:00, 17:00-18:00 & 19:00-20:00) have then been applied to the 50 flats to give the vehicle trips generated by the site. The TA advises that the trip generation data for Care Homes is the most appropriate to use with respect to the proposed Extra Care facility, it being the closest match in the ‘care hierarchy’.

- 6.1.3 The TA concludes in terms of matters of traffic impact that: -

*Given this level of net vehicle trip generation it is not considered that junction analyses are required to determine the impact of the trips associated with the additional flats at the Extra Care facility on the local highway network.*

#### Car Parking

- 6.1.4 The site is partially located under Winchester City Council (WCC) and partially under Havant Borough Council (HBC) jurisdiction; therefore the parking standards for both local planning authorities have been reviewed. Car parking standards for Extra Care facilities are not specifically defined by WCC, HBC, or indeed HCC.
- 6.1.5 The Winchester District Local Plan Review 2006 Saved Policies, together with the adopted policies from Local Plan Part 1 (adopted March 2013), form the development plan for Winchester District and will be the basis for planning decisions. In this regard Policy T4 Parking Standards is a saved policy. This policy refers to and uses the Hampshire Parking Strategy and Standards 2001 adopted SPG.
- 6.1.6 Havant Borough Residential Parking and Cycle Provision SPD (adopted March 2010) sets out the parking standards for the borough. Their ‘Standard’ requirements set out in Table 6 of the SPD. The notes of the Havant standards state that this parking provision ‘*would*

*allow flexibility for visitors, visiting health care professionals, ambulances, etc'. It goes on to state that for staff the number of spaces should be based on 'the number typically present on the site at any one time'.*

- 6.1.6 Utilising local policy staffing levels and assessment with similar schemes the Transport Statement advises that the number of car parking spaces required based upon such would be circa 27 spaces (Residents 20 & Staff 7).



Figure 1 -Car parking layout

- 6.1.7 The car parking provision for this Extra Care facility will include 24 spaces on-site and a further six spaces on the site located c.150m south where a reserved matters application has been submitted for a Nursing Home facility.
- 6.1.8 **Such a quantum of car parking is therefore both policy compliant and an appropriate provision for an extra care development on this site**
- 6.2.0 **Ecology Impacts**
- 6.2.1 We are advised that the site has been fully addressed from an ecology perspective with and as a result therefore there are no outstanding ecological issues which have any impact upon this particular planning application.
- 6.3.0 **Impact upon Neighbouring properties**

6.3.1 There are residential properties along the site's northern and eastern boundaries which would either adjoin the gable ends of this building or its landscaped car parking areas. There are also properties to the west of the site on the opposite side of the Road.

6.3.2 Given the siting of the development together with the avoidance of windows facing habitable rooms of existing properties (save for where appropriate distances are provided) the development would avoid any unacceptable impact upon residential amenity.

#### **6.4.0 Design, Sustainability & Townscape**

6.4.1 Under the provision of the Masterplan and Design Code for the "Taylor Wimpey" development of the MDA the site is shown as being one that should contain a landmark building, 4 storeys in height.

6.4.2 The existing outline planning permission on the site was accompanied by illustrative drawings which indicated how it would be possible to provide a building with approximately 37 units. In terms of the illustrated design of the scheme the key elements were:

- *An architectural set piece.*
- *3 storey in height.*
- *Extends tight on the Hambledon Road frontage, continuing the context of high density 3 storey frontages provided by the adjacent residential block which forms part of Phase 2.*
- *The scheme echoes the curve of the road junction.*

6.4.3 The proposed building is predominantly of three storeys with a small element to four storey to provide a feature and follows the curve provided by the highway junction and is of a modern, clean design that will complement the architecture of the Taylor Wimpey dwellings approved to the east of the Main Avenue, and which abut the site.

6.4.4 Whilst unit numbers have increased from the outline permission the footprint remains relatively consistent with the scheme granted at outline.

6.4.5 A full assessment of the design ethos of the scheme is provided in the Design & Access Statement provided by PDP Architects



Figure 2 – Proposed Elevation

6.4.6 It is submitted that the proposal meets the Design Code requirements of a landmark building for the site.

6.4.7 The scheme will also seek to achieve BREEAM standard “very good” as required by Policy CS 14 of the Havant Core Strategy which will be accomplished by consideration of different factors including energy efficiency, economic viability and construction method of design.

**6.4.8 The proposed scheme would be in accord with P64 of the NPPF and the relevant design policies’ of the LDFs in that the scheme would be of high standard of individual design and it would also take the opportunities available for improving the character and quality of this area and the way it functions.**

#### **6.5.0 Housing Need**

6.5.1 The Laing & Buisson “Care Of Elderly People” UK Market Survey 2008 / 2009 identifies how demand for residential care services escalates with age, to the extent that 0.04% of the population under 65 years of age are likely to require residential care, through to some 17.4% of over 85 year olds. Whilst this analysis is on a national basis, it is likely that similar percentages will be replicated across far smaller regions and areas of the country.

6.5.2 In terms of the type of specialised facility proposed the nature of extra care accommodation is that such effectively fills the gap between home living and sheltered housing/residential or nursing care. It also allows residents to continue independent living with care and medical services on hand.

6.5.3 The scheme comprises significant communal facilities including: -

- Communal laundry area
- Refectory supported by kitchen
- Hairdresser
- Shop
- Life skills area
- Staff accommodation
- Assisted Bathrooms
- Treatment Room
- Medical supply rooms
- Electric buggy storage

6.5.4 We submit that this proposed development would help to address an identified housing need which is supported by the Framework and is also identified in the development plan.

6.5.5 Given the fact (from previous schemes) that a significant number of potential residents of this development would already reside in the local area schemes such as this have the added benefit of “freeing up” existing underutilised housing stock to the benefit of the local community.

#### **Affordable Housing**

6.5.6 Given the specialised form of development proposed the Report to Committee in terms of the extant outline permission identified that the proposed development was not classed as residential properties and did not therefore have to provide affordable homes. It added also that any requirements for affordable housing would be met by homes being developed throughout the rest of the site.

#### **6.6.0 Water& Sewage**

- 6.6.1 The site lies outside of any area of defined flood risk as identified on the EA flood risk map below in Figure 3

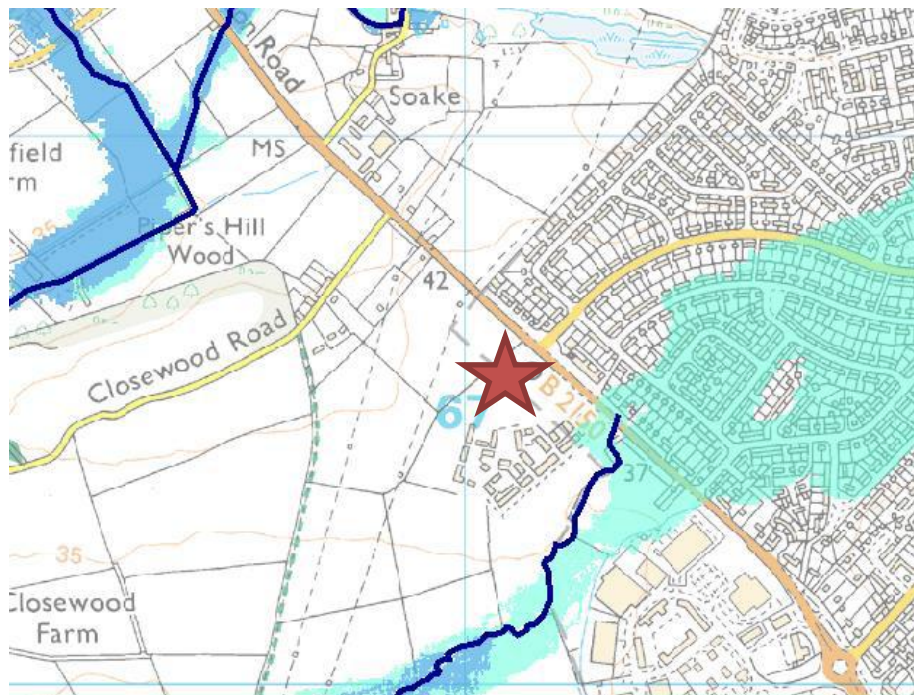


Figure 3 - Flood Risk Plan

- 6.6.2 The Applicant has had a Drainage Report undertaken for the use now proposed and in terms of foul drainage it is noted that the strategic foul drainage design for the area has catered for a foul drainage discharge from the site produced by a 50 unit extra care facility. The strategic foul drainage design for the area has catered for a foul drainage discharge from the site produced by an Extra Care facility comprising 19 No. one bedroom and 31 No. two-bedroom apartments.
- 6.6.3 The development will produce a peak discharge of 2.3lits/sec. which can be seen on the appended drainage calculation sheet. The proposed levels of the site will allow a gravity discharge to be made to the adjacent foul sewer via the previously installed lateral connection.
- 6.6.4 Turning to surface water drainage site investigations have shown that the use of soakaways as means of surface water disposal are not a viable option on this site. Consequently it has been necessary to utilise a positive drainage system. The strategic surface water drainage design for the area has catered for a flow from the proposed site of 5 lits/sec. discharging into the sewer system. Restricting the outflow from the site to this level requires the installation of an attenuation system which has been provided by the use of an 'Aquacell' tank arrangement situated within the development area. The sizing of the storage tank has been based on Environment Agency design criteria of 1 in 100 year storm event with an increase of 30% for climate change. The calculated storage volume can be seen on the appended 'MicroDrainage' calculation sheets. Surface water drainage from the tank will discharge by gravity into the adjacent surface water sewer.

## 6.7.0 **Trees & Landscaping**

- 6.7.1 There are no listed buildings or other identified heritage assets within sufficient proximity to the site to be materially affected by the proposed development. In terms of Archaeology, the appropriate Officer notably raised no concerns in respect of the previous application and has not requested any further survey or recording work be carried out.

- 6.7.2 The Applicant is proposing a detailed landscaping scheme with this proposal. The aim of landscape proposals for the Extra Care development are to provide a connection with the new housing community that addresses the 'Gateway' setting of the development whilst also creating a safe and secure environment for future residents and visitors to accommodate. The landscape strategy focuses on creating a series of key areas which brings consistency and legibility to the external spaces. These include the following landscape elements:
- The use of a simple landscape frontage that complements the development frontage and PDP's architectural design;
  - Extending the adjacent Hambleton Road frontage treatment to incorporate secure/private outdoor seating areas to the ground floor apartments set amongst ornamental planting beds and screened from the adjacent footpath by native formal hedgerows;
  - Tree planting to complement the palette of tree planted elsewhere and soften the built form with scope to plant larger specimens (such as oak) where space permits and in response to the surrounding landscape character;
  - A secure communal residents garden to include:
    - Communal paved terrace (accessed directly from the lounge/dining area) for outdoor dining ;
    - Central communal lawn with opportunity for outdoor events;
    - Organic path formed by resin bound gravel leading out into the garden, with seating provision to create a number of open and intimate areas in which to sit and enjoy the lavish ornamental planting;
    - Planting beds to include opportunities for residents grow fruit, fruit and vegetables;
    - Providing private breakout terraces to ground floor units facing the communal green screened by low hedgerow;
  - Softening the existing masonry boundary wall using climbers and wall shrubs;
  - Secure gated access to car park to provide easy access to the communal areas

## **7.0 Pre- Application Consultation**

- 7.1 This reserved matters application was the subject of consultation with officers of both Winchester & Havant Councils.

## **8.0 Conclusion**

- 8.1 The NPPF establishes a presumption in favour of sustainable development and local planning policy states that development including specialised "residential" development will be allowed within the settlement boundaries, subject to meeting certain criteria.
- 8.2 Paragraph 14 of the NPPF identifies that in decision-making such a presumption in favour means approving development proposals that accord with the development plan without delay and the Applicant submits that this scheme is wholly in accord with the development plan.
- 8.3 This application follows the principles accepted in the outline permission which remains extant and the overall design and layout principles of the Masterplan for the MDA.

- 8.4 The proposal now before the Local Planning Authority would deliver such a scheme with employment opportunities and the provision of specialised housing/care facilities on the site.
- 8.5 On the basis of the supporting information we submit that this proposal would be compliant with the land use policies prevalent in the development plan and wholly compliant with the aims and aspirations of the NPPF.
- 8.6 The scheme provides for a quantum and layout of parking and manoeuvring of vehicles which would avoid any harm to highway safety in the local area.
- 8.7 The proposal has been designed to meet the criteria set out by the LPA on matters of design, neighbourhood amenity and access issues and it is considered that the redevelopment of this site in the manner proposed is compliant with policy.
- 8.8 It is against such an impressive list of benefits and avoidance of harm that the Council are asked to grant permission on the presumption in favour of this sustainable specialised nursing care development.**