

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Andy	Surname:	Frazer		
Company name	Guinness Hermitage						
Street address:	7 St Georges Walk			Country Code	National Number	Extension Number	
	Waterlooville			Telephone number:			
				Mobile number:			
Town/City	Portsmouth			Fax number:			
County:	Hampshire			Email address:			
Country:	United kingdom						
Postcode:	PO7 7TU						
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No							

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Olaf	Surname:	Olafsson		
Company name:	The Martin Ralph Group						
Street address:	11 Dragon House			Country Code	National Number	Extension Number	
	Hussar Court			Telephone number:	023 9225 7711	229	
	Brambles Business Park			Mobile number:	07801 279046		
Town/City	Portsmouth			Fax number:			
County:	Hampshire			Email address:			
Country:	United Kingdom						
Postcode:	PO7 7SF				olaf@martinralph.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

The proposed development will consist of 25 dwelling units, associated vehicular parking facilities in a landscaped setting. The proposed housing is made up of 15 houses (3 bedrooms) and 10 flats (1&2 bedrooms). The site is proposed to be developed by Guinness Hermitage Housing Trust in the form of affordable housing. The proposed development will result in the demolition of the existing Mary Rose House, which is a residential care home managed by the Primary Care Trust (PCT). Its use is being phased out by the PCT.

Has the building, work or change of use already started? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:		Suffix:	
House name:	Mary Rose House		
Street address:	Woolston Road		
Town/City:	Havant		
County:	Hampshire		
Postcode:	PO9 4JZ		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	470421
Northing:	108793

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Ms	First name: Aaron	Surname: Wright
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Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

General support for the scheme. Subsequent meetings with HBC have taken place on 02/05/2012 and 15/05/2012 to discuss detailed issues of site layout and effect on trees.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway? ☒ Yes ☐ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

11256/RM/05 G Proposed Site Plan

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

Refer to Design and Access Statement for details of waste storage and collection.

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

Private and site wide provision of bin storage is ample to allow appropriate recycling to take place

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

9. (Materials continued)

Walls - description:

Description of existing materials and finishes:

Not Applicable

Description of proposed materials and finishes:

Natural Brick - 2 colours and Fibre Cement Weatherboarding - soft earth colours

Roof - description:

Description of existing materials and finishes:

Not Applicable

Description of proposed materials and finishes:

Concrete Slate Tiles

Windows - description:

Description of existing materials and finishes:

Not applicable

Description of proposed materials and finishes:

white UPVC double glazed windows to all houses and flats

Doors - description:

Description of existing materials and finishes:

Not applicable

Description of proposed materials and finishes:

Main entrance doors to block of flats to be polyester powder coated aluminium in contrasting colour for DDA
Garage doors to be white UPVC
Front doors to houses to be good quality timber or UPVC doors - contrasting colours to be used.

Boundary treatments - description:

Description of existing materials and finishes:

Most of the site is surrounded by 1.2 or 1.8m high close boarded timber fence

Description of proposed materials and finishes:

Boundary treatment will vary depending on location. 1.8m close boarded fence to remain on the rear boundary and be erected close to Malmesbury Lawn Day Care Centre. This fence will extend right up to Woolston Road.
Most of Woolston Road boundary will be 1.6m high hooped metal rail - partly set in 1.6m high brick wall.
Boundary wall closest to Dale Square will be partly 1.8h close boarded fence (extg) and 1.8h brick and hooped rail fence.

Vehicle access and hard standing - description:

Description of existing materials and finishes:

Current vehicle access road will be changed. parking is part tarmac and part gravel.

Description of proposed materials and finishes:

New access point to be created close to the centre of the site onto Woolston Road. Visibility splay is good and existing lamp post located directly opposite. Once past a rumble strip, the remaining road and parking area will be private and be maintained by Guinness Hermitage.
All parking and internal road surface will be permeable to aid drainage

Lighting - add description

Description of existing materials and finishes:

not applicable

Description of proposed materials and finishes:

Lighting will be moderate and appropriate for a residential housing scheme. We will ensure that all areas meet with SBD recommendations.
Lighting within parking areas will be bollard type lighting. Front entrances and all main pedestrian routes will be safely lit.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Design and Access Statement rev 01
Landscape design drawing:
HAV/Hs / 557.1
Survey Drawing:
13123 S1
MRG Drawings attached:
11256_RM_01 A
11256_RM_02 A
11256_RM_05 G
11256_RM_10 E
11256_RM_11 E
11256_RM_12 D
11256_RM_13 B
11256_RM_14 B
11256_RM_15 D
11256_RM_16 D
11256_RM_17 C
11256_RM_20 D
11256_RM_21 B
11256_RM_22 A
11256_RM_30 B
11256_RM_35 C
11256_RM_36 A

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	16	30	14
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	2	2
Cycle spaces	0	50	50
Other (e.g. Bus)	0	0	0
Short description of Other	includes 6 car parking spaces		

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer☒

Package treatment plant☐

Unknown☐

Septic tank☐

Cess pit☐

Other

Are you proposing to connect to the existing drainage system?

☒ Yes☐ No☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Drainage Strategy Report (enclosed on a CD)

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes☒ No

How will surface water be disposed of?

☐ Sustainable drainage system☒ Main sewer☐ Pond/lake☐ Soakaway☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site☐ Yes, on land adjacent to or near the proposed development☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site☐ Yes, on land adjacent to or near the proposed development☒ No

c) Features of geological conservation importance

☐ Yes, on the development site☐ Yes, on land adjacent to or near the proposed development☒ No

14. Existing Use

Please describe the current use of the site:

The site is owned by Southern Health NHS Foundation Trust (PCT) and currently used as a residential care home called Mary Rose House. The facility is surplus to PCT requirements and its use is being phased out.

Is the site currently vacant?

☐ Yes☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

☐ Yes☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☒ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ☒ Yes ☐ No

Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			8		
Flats/Maisonettes					
Live-Work units	4	6			
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Social Rented Housing Total 18

Intermediate Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			7		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Intermediate Housing Total 7

Overall Residential Unit Totals

Total proposed residential units	25
Total existing residential units	0

Social Rented Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Social Rented Housing Total 0

Intermediate Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Intermediate Housing Total 0

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0

18. All Types of Development: Non-residential Floorspace (continued)

B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	640.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
	Total	640.0	0.0	0.0	0.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C2	Residential institutions	12		-12

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	33	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
C2							☒

21. Site Area

What is the site area?

00.43

hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Not Applicable

Is the proposal for a waste management development? ☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

25. Certificates (Certificate B - continued)

Notice recipient				Date notice served	
Name	Estates Legal and Property team, Hampshire PCT			25/05/2012	
Number:		Suffix:			
Street:	c/o Estates and Facilities Services				
Locality:	St James' Hospital, Locksway Road				
Town:	Portsmouth				
Postcode:	PO4 8LD				
Title:	Mr	First name:	Olaf	Surname:	Olafsson
Person role:	Agent	Declaration date:	25/05/2012	☒	Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ☒

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ☐

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title:	Mr	First Name:	Olaf	Surname:	Olafsson
Person role:	Agent	Declaration date:	25/05/2012	☒	Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date