Havant BOROUGH COUNCIL

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Mr D Cramond
DC Planning Ltd
39 Twemlow Avenue
Poole
Dorset
BH14 8AL

For: Taylor Wimpey UK Ltd

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

Application Number: APP/11/00015
Site Address: Land at junction of Main Ave and Hambledon Road, Dukes Meadow Development Site, Waterlooville
Proposal: Outline application for erection of extra care accommodation with approx 37No. units.

Further to your application received on 23 December 2010, which was valid from 13 January 2011, 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 2 years from the date of the approval of the last of the reserved matters to be approved.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2 Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of the grant of this planning permission.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

3 Approval of the details of the scale, layout and appearance of the proposed development, the means of access thereto and the landscaping of the site hereinafter called "reserved matters" shall be obtained from the Local Planning Authority in writing before any development is commenced.
Reason: In order to secure a satisfactory development.

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) Access facilities for the disabled;

(b) The measures to be taken to protect adjacent areas from excessive noise;

(c) The manner of treatment of existing water courses and ditches;

(d) The alignment, height and materials of all walls and fences and other means of enclosure;

(e) Hardsurfacing proposals including surfacing materials;

(f) The provision to be made for the parking, turning, loading and unloading of vehicles;

(g) The provision to be made for the storage and removal of refuse from the premises;

(h) The provision to be made for external lighting;

(i) The areas to be used for contractors' vehicle parking and materials storage during (site clearance and) construction of the development;

(j) The provision to be made for the parking of cycles.

Reason: To secure orderly development.

5 The building shall be used only for extra care accommodation 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: 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 Core Strategy 2011, which forms part of the Local Development Framework.

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/or occupiers of neighbouring property and having due regard to policies DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 23.

7 No development hereby permitted shall commence until a scheme for protecting the proposed extra care units from noise from the adjacent highways has been submitted to and approved in writing by the Local Planning Authority. Those dwellings 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 of those dwellings and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Guidance 24.

8 Prior to the commencement of the development hereby permitted (or within such extended period as may be agreed with the Local Planning Authority), a scheme to deal with contamination shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall conform to current guidance and best practice as set out in BS10175:2001 Investigation of potentially contaminated sites - codes of practice and Contaminated Land Reports 7 to 11 or other supplementary guidance and include the following phases, unless identified as unnecessary by the preceding stage and agreed in writing by the Local Planning Authority:

a) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study;

b) A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and/or 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 Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 23.

9 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 conditions 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 Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 23.

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 Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 23.

11 The development hereby permitted shall not be commenced until an Interim Certificate of Compliance with the Code for Sustainable Homes has been submitted to and approved in writing by the Local Planning Authority. The Certificate shall demonstrate that the development will attain a minimum standard of Level 3 in accordance with the Code. The development shall be carried out only in accordance with the details the subject of the Certificate.

Reason: To ensure the development meets an appropriate level of sustainability measures and having due regard to policy CS14 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 24.

12 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework, and Planning Policy Statements 23 and 25.

13 The development hereby permitted shall be carried out in accordance with the following approved plans:

Application form and covering letter received 23 December 2010
Lionel Gregory letter of 12 January 2011
Email from Doug Cramond of 3 May 2011
Hellier Langston letter of 2 June 2011
Planning Design & Access Statement received 23 December 2010
Needs Assessment Report, Christie & Co, received 23 December 2010
Plan 4729/20B Site and Block Plans
Plan 4729/21C Ground and First Floor Plans (Illustrative)
Plan 4729/22B 2nd Floor/Roof/Unit Layout/Section (Illustrative)
Plan 4729/23B Elevations and Sketches (Illustrative)
Plan 4729/24 Street Elevations (Illustrative)
Plan 429/25 Materials Palette (Illustrative)
Plan 4729/20C

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

In reaching its decision the Council has had regard to policies of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework: and Planning Policy Statements/Guidance -

Havant Borough Core Strategy 2011

CS2	Employment
CS6	Regeneration of the Borough
CS7	Community Support and Inclusion
CS8	Community Safety
CS9	Housing
CS14	Efficient Use of Resources
CS16	High Quality Design
CS17	Concentration and Distribution of Development within the Urban Areas
CS18	Strategic Site Delivery
CS19	Effective Provision of Infrastructure
CS20	Transport and Access Strategy
CS21	Developer Requirements
DM3	Protection of Existing Employment and Tourism Sites
DM6	Coordination of Development
DM7	Elderly and Specialist Housing Provision
DM8	Conservation, Protection and Enhancement of Existing Natural Features
DM10	Pollution
DM11	Planning for More Sustainable Travel

DM12 Mitigating the Impacts of Travel
DM13 Car and Cycle Parking on Residential Development
DM14 Car and Cycle Parking on Development (excluding residential)
DM15 Safeguarding Transport Infrastructure

National Policies

PPS1 Delivering Sustainable Development
PPS3 Housing
PPS4 Planning for Sustainable Economic Growth
PPS10 Planning for Sustainable Waste Management
PPS22 Renewable Energy
PPS23 Planning and Pollution Control
PPG13 Transport
PPG16 Archaeology and Planning
PPG24 Planning and Noise
PPG25 Development and Flood Risk

South East Plan 2009

CC1 Sustainable Development
CC2 Climate Change
CC4 Sustainable Design and Construction
CC6 Sustainable Communities and Character of the Environment
NRM4 Sustainable Flood Risk Management
NRM11 Energy Efficiency/Renewables
NRM13 Regional Renewable Energy Targets
C5 Managing the Rural - Urban Fringe
S1 Supporting Healthy Communities
T4 Parking
T5 Travel Plans and Advice
W2 Sustainable Design, Construction and Demolition

The Council considers, having regard to the objectives of these policies, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the design and layout, residential environment, the impact on neighbouring properties, the impact on highways and parking and other issues. Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the Council has determined that planning permission should be granted for the development.

(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 6573.

(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 Civic Offices or by telephoning 023 9244 6015.

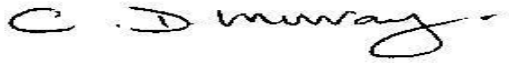
(4) The Planning Permission hereby granted relates solely to land within the administrative area of Havant Borough Council and the developers attention is drawn to the corresponding Planning Permission 10/03253/OUT granted by Winchester City Council.

(5) 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.

(6) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 4 January 2012 which requires:

- Not to commence the extra care facility unless a contact has been let for the construction of the adjacent nursing care home
- Not to occupy the extra care facility until details of the operator or the extra care facility and nursing care home are provided and the nursing care home is completed and sufficiently staffed to provide care to the extra care facility
- The extra care facility and nursing care home to be run by the same company unless otherwise agreed by the Local Planning Authorities
- Occupation of the extra care units to be by:
  - a person who has entered into binding arrangements to access care and support services to a minimum of 2 hours a week via operation of the nursing care home and who is either over 60 years of age or disabled
  - a person who is the spouse, co-habitee or dependent of such person
  - persons employed to provide services for such persons - but only within 2 units or for respite care
- Copies of the binding arrangements to be available for inspection by the councils
- Care to be available at all times
- To provide and maintain a linked call system between each unit and the nursing care home

(7) Planning permissions reference 10/03253/OUT (Winchester City Council) and APP/11/00015 (Havant Borough Council) have been granted on the basis that they are tied by a S106 agreement to application reference 10/03252/OUT (Winchester City Council) for a nursing care home. Planning permission 10/03252/OUT is further linked to the principal S106 agreement dated 20 December 2007 for the overall outline planning permission for the site reference 05/00500/OUT (Winchester City Council) and 05/40000/000 (Havant Borough Council).



Mr Chris Murray
Service Manager (Planning Development)

26 January 2012