



Public Service Plaza,
Civic Centre Road,
Havant, Hampshire,
PO9 2AX

T 023 9244 6019
www.havant.gov.uk

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Site of former Fawnhope Rest Retirement Home

Applicant Details

Name/Company

Title

Miss

First name

Jennifer

Surname

Woodham

Company Name

Havant Borough Council

Address

Address line 1

Public Service Plaza

Address line 2

Civic Centre

Address line 3

Town/City

Havant

County

Hampshire

Country

United Kingdom

Postcode

P09 2AX

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

02392446019

Secondary number

Fax number

Email address

jennifer.woodham@havant.gov.uk

Agent Details

Name/Company

Title

Mr

First name

Paul

Surname

Booth

Company Name

MAC Construction Consultants Ltd

Address

Address line 1

113 Arundel Street

Address line 2

Address line 3

Town/City

Sheffield

County

Country

United Kingdom

Postcode

S1 2NT

Contact Details

Primary number

07930 277 795

Secondary number

Fax number

Email address

paul.booth@macconsultingltd.com

Site Area

What is the measurement of the site area? (numeric characters only).

1214.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Application for a change of use of a vacant retirement home to provide temporary accommodation for homeless families in the borough of Havant.

The proposed works include the remodelling and refurbishment of the existing two-storey building, together with the demolition of the existing lean-to canopy and conservatory, which are in poor condition.

The proposal also includes the removal of overgrown mature trees along the site boundary, with replacement planting of native species to enhance biodiversity and provide new habitats for wildlife.

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

Vacant Retirement Home

Is the site currently vacant?

- ☒ Yes
☐ No

If Yes, please describe the last use of the site

Retirement Home

When did this use end (if known)?

dd/mm/yyyy

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

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Windows

Existing materials and finishes:

White UPVC and white painted timber

Proposed materials and finishes:

White UPVC

Type:

Doors

Existing materials and finishes:

White UPVC, stained timber, white painted timber

Proposed materials and finishes:

White UPVC

Type:

Roof

Existing materials and finishes:

Felt flat roof

Proposed materials and finishes:

Single ply pvc membrane replacement to flat roof

Type:

Other

Other (please specify):

Rainwater goods

Existing materials and finishes:

Black UPVC and cast iron

Proposed materials and finishes:

Black UPVC

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

58015-DRAWING ISSUE SHEET 26.09.2025
 58015 Asbestos Survey
 58015 PL-00 REV A – SITE TOPOGRAPHICAL SURVEY
 58015 PL-01 REV A – SITE PLAN AS EXISTING
 58015 PL-02 REV B – GROUND FLOOR AS EXISTING
 58015 PL-03 REV B – FIRST FLOOR PLAN AS EXISTING
 58015 PL-04 REV A – ROOF PLAN AS EXISTING
 58015 PL-05 REV B- ELEVATIONS AS EXISTING
 58015 PL-06 REV B- 3D VIEWS A & B AS EXISTING
 58015 PL-07 REV B- SITE PLAN AS PROPOSED
 58015 PL-08 REV B – GROUND FLOOR PLAN AS PROPOSED
 58015 PL-12 REV B – 3D VIEWS A & B AS PROPOSED
 58015 PL-13 REV B – 3D VIEW C AS PROPOSED
 58015 PL-ZO – DRAWING REGISTER AS EXISTING
 58015 PL-Z1 – DRAWING REGISTER AS PROPOSED
 58015 Transport Statement
 58015-MAC-54 Stockheath Road Havant-DAS REV C 26.09.2025

58015-PL 000 SITE LOCATION PLAN
 58015-PL 09 REV A-FIRST FLOOR PLAN AS PROPOSED
 58015-PL 10 REV A-ROOF PLAN AS PROPOSED
 58015-PL 11-REV A ELEVATIONS AS PROPOSED
 58015-PL 14 REV A-COURTYARD EXTERNAL WORKS
 58015-PL 15 REV A EXTERNAL WORKS PARKING AREA
 58015-PL 16-BIN STORE AND CYCLE STORE
 AB009.54StockheathRoad.EclA.v2
 Ar.4451-b Stockheath RoadTree Report
 ECOLOGY IMPACT ASSESSMENT
 European site avoidance and mitigation checklist Jan 2024
 Havant occupancy calculator MAC
 Nutrient_Calculator_Colent_Martime_V_03_01_03
 PRELIMINARY ECOLOGICAL APPRAISAL AND BAT
 ROOST ASSESSMENT
 The_Statutory_Biodiversity_Metric_Calculation_Tool_23.07.2024_54Stockheath

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
☐ No

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

Vehicle Type:

Cars

Existing number of spaces:

3

Total proposed (including spaces retained):

3

Difference in spaces:

0

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 the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

☐ Yes

☒ No

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

☒ Existing water course

☐ Soakaway

☐ Main sewer

☐ Pond/lake

Biodiversity and Geological Conservation

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?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

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

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

[Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.](#)

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- ☐ Yes
☒ No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in [The Environment Act 2021](#): "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

[You can use our partner's free online tool to determine if you are exempt and to produce detailed reasons](#)

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

Reason biodiversity net gain does not apply:

Development subject to the de minimis exemption (development below the threshold)

What best describes the size of your site?:

Over 25 square metres

Please justify the reason why biodiversity net gain does not apply:

The land in question is already developed so any habitat score is likely to be zero therefore no BNG is required. The proposed change of use does not impact on a priority habitat and the proposals to enrich the landscape through the planting of native trees and flowering shrubs in lieu of the overgrown cypress trees will provide habitats for wildlife and help to increase biodiversity. There is no new build to assess.

Note: Please read the help text for further information why developments may be exempt or not in scope.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☐ Unknown

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 the plan(s)/drawing(s) references

Existing foul and surface water drainage is shown on the Topographical Survey Plan PL-00. New sanitary and waste fittings will connect to the existing drains.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☒ Yes
☐ No

If Yes, please provide details:

A new Bin Store is shown on drawing

58015-PL 16-Bin store and cycle store

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
☐ No

If Yes, please provide details:

Each studio will have access to re-cycling waste collection bins.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☒ Yes
☐ No

Please add details of the Use Classes and floorspace.

Use Class:

C2 - Residential institutions

Existing gross internal floorspace (square metres) (a):

387

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

10

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

377

Net additional gross internal floorspace following development (square metres) (d = c - a):

-10

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	387	10	377	-10

Loss or gain of rooms

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

- ☒ Yes
☐ No

Please indicate the loss or gain of rooms:

Use Class:

C2 - Residential institutions

Existing rooms to be lost by change of use or demolition:

9

Total rooms proposed (including changes of use):

10

Net additional rooms:

1

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

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?

- ☐ The agent
☒ The applicant
☐ Other person

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

Selina

Surname

Donophy

Reference

GEN/24/01242

Date (must be pre-application submission)

16/12/2024

Details of the pre-application advice received

Refer to Design and Access Statement. The proposal would not result in significant external changes to the building and no harm has been identified. The site is not within a flood zone. The Proposal is likely to be generally supported.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

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

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☒ Yes
☐ No

If yes, please provide details of their name, role, and how they are related:

A member of staff on behalf of Havant Borough Council
Jennifer Woodham
Service Manager
Havant Borough Council

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
☒ The Agent

Title

Mr

First Name

Paul

Surname

Booth

Declaration Date

29 / 09 / 2025

☒ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

[Redacted Signature]

Date

29 / 09 / 2025