

Email: adam.pyrke@cushwake.com  
Direct Tel: 020 3296 4144  
Mobile: 077834 172851



Cushman & Wakefield  
125 Old Broad Street  
London  
EC2N 1AR

Havant Borough Council  
Planning and Development  
Public Service Plaza  
Civic Centre Road  
Havant  
Hampshire  
PO9 2AX

Date: 20<sup>th</sup> August 2019

Dear Sir / Madam,

**The Grange, 145 Stakes Road, Waterlooville, Hants, PO7 5PL.  
Planning Portal Reference PP-08061270.**

I act on behalf of the Ministry of Justice (MOJ) and I am instructed to submit a Section 73 application to vary Condition 8 of planning permission ref. 94/55269/002 to increase the occupancy from 22 residents to a proposed 25 at the Approved Premises.

Please find enclosed herewith the following documentation and plans which, in addition to this letter, comprises the Section 73 application:

1. Completed S73 Application Form;
2. Completed Community Infrastructure Levy Form;
3. Location and Block Plan Ref. 19211\_SP01 (1:1250) (1:500);
4. Existing Lower Ground Floor Plan/ Basement Ref. 19211\_01 (1:50);
5. Existing Ground Floor Plan Ref. 19211\_02 (1:50);
6. Existing First Floor Plan Ref. 19211\_03 (1:50);
7. Proposed Ground Floor Plan Ref. 19211\_PL04 (1:50); and
8. Proposed First Floor Plan Ref. 19211\_PL05 (1:50).

The planning application fee of £234 (plus £25 administrative fee) was paid online via Planning Portal at the time of submission.

Planning permission was granted on 15<sup>th</sup> December 1994 for the **"Demolition of cottage & single storey west extension & erect 2 storey extensions to north (basement below) & east sides to provide 22 bedroomed hostel with staff communal & office accommodation"**. The 1994 permission is subject to the following conditions (inter alia):

*"8. There shall be no more than 22 residents accommodated within the hostel at any one time*

*Reason: To control the occupation of the property in order to relate to the parking provided and in the interests of good development."*

## **Background**

The MOJ is a ministerial department supported by 32 agencies and public bodies, who seek to protect the public, reduce reoffending and to provide a more effective, transparent and responsive criminal justice system for victims and the public. It is also responsible for areas of constitutional policy not transferred in 2010 to the Deputy Prime Minister, human rights law and information rights law across the UK.

On the 24<sup>th</sup> January 2019 Rory Stewart, the previous Minister of State for the MOJ made a statement outlining the findings of the report into the management and supervision of offenders. The discussed report highlighted five central issues [REDACTED]

The MOJ along with the director-general of the probation service, are seeking to ensure individuals are not placed in hotel accommodation but before this is done the police and the probation service will conduct a detailed risk assessment to ensure that the individual does not pose a risk of a contact offence against a stranger.

It is proposed to address the above issue the MOJ will firstly provide resources to build over 200 additional places in approved premises, of which half will be delivered next year, so that individuals have such accommodation to go to. Secondly, in the interim, we will work with organisations such as Langley House Trust to provide alternative accommodation. The principle objective of the MOJ's strategy will be to significantly reduce, if not entirely eliminate, the possibility of anyone going to that form of hotel accommodation in future.

Probation hostels offer a necessary and valuable service and are, overall, performing well. They provide a credible way of managing the transition from custody to the community for many offenders in England and Wales. They offer a structured method of protecting the public and rehabilitating and resettling offenders. An important by-product of improving the number and effectiveness of hostel placements is a reduction in the prison population.

### **The Site and Surroundings**

The site is located one mile to the south of Waterlooville town centre, on the northern side of Stakes Road from which the site is accessed. The surrounding area is predominantly characterised by residential dwellings and Latham Lodge Care Home.

The Grange is a former country manor house built in 1897. It has subsequently been extended and converted into an 'Approved Premises'. The property is set within considerable grounds and is approached by a gated, long, paved driveway. There are further paved areas for parking.

The property is set out over ground and first floors, with limited second floor accommodation. There is also a basement area which principally accommodates the services provisions which serve the property. It has a clay tiled, timber pitched roof and cast-iron rainwater goods. The windows are principally timber casement, single glazed. The brickwork is laid to an English bond with areas of detail. There are painted stucco panels and areas of vertically hung clay tiles.

The internal accommodation is a series of resident bedrooms, shower rooms, an accessible bedroom suite, a catering kitchen, a laundry room, staff accommodation, resident lounge areas and storage areas.

The site is located within the administrative boundary of Havant Borough Council. According to the Environment Agency's online flood risk mapping tool, the application site is within Flood Zone 1. This means that there is a 1 in 1,000 annual probability of sea or river flooding at the site.

The site is wholly unallocated according to the council's Local Plan policy map. The site is not of national historic significance and is not within a Conservation Area but there are Tree Preservation Orders covering the grounds (TPOs 1440 and 1854 apply).

### **Planning History**

We have undertaken an online appraisal of relevant planning applications available on the site using Havant Borough Council's website. Many applications relate to the TPOs and have not been included within the online appraisal.

| Application Ref | Description                                                                                                                                                                                        | Decision             | Decision Date |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|---------------|
| 90/55269/000    | Single storey detached wooden shed to side of annexe building.                                                                                                                                     | Temporary approval   | 22/08/1990    |
| 94/55269/002    | Demolition of cottage & single storey west extension & erect 2 storey extensions to north (basement below) & east sides to provide 22 bedroomed hostel with staff communal & office accommodation. | Conditional approval | 15/12/1994    |

Planning permission (94/55269/002) for the Approved Premises was granted in December 1994 but was subsequently amended by letter, to allow for the 'removal of chimney on existing building'. This change did not affect the following conditions:

1. Implementation within 5 years;
2. Materials to match existing;
3. Retained trees to be protected;
4. Demolition and removal of spoil before start of erection;
5. No fires within 10m trees;
6. No excavation within spread of protected trees;
7. Parking to be available before use commences; and
8. No more than 22 residents at any one time.

### The Proposal

Planning permission is sought for the variation of condition 8 of permission ref. 94/55269/002 to increase the occupancy of the Approved Premises from 22 residents to 25 through:

- Conversion of the first-floor staff room into a standard bedroom and a communal shower room.
- Conversion of the ground floor computer room into two separate bedrooms and a reduction in size of the existing laundry to provide additional shower facilities.

The proposal comprises all internal works and no changes are envisaged in terms of site access or existing parking arrangements.

### Appraisal

The NPPF acknowledges that the planning systems should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions (paragraph 117).

The Councils Parking Standards were adopted in July 2016. There are none relating to Approved Premises but those in relation to supported housing for older persons acknowledge "schemes where residents receive a high degree of support and care will require less parking for residents than general residential homes but will need more parking for staff and visitors". We consider a similar approach can be applied to approved premises.

There are no other relevant planning policies in either the adopted Core Strategy or the emerging Local Plan 2036.

These proposed changes will not impact on the character or appearance of the area as there will be no impact on the physical appearance of the site or in its use characteristics. There will be no impact on the highway network for similar reasons, in particular the 3 additional residents will not have access to vehicles.

Therefore, the proposal will continue to fully accord with National and Local planning policy to make the most efficient use of land, maximise the use of developed sites and support the delivery of the MOJ's objective to provide an additional 200 places in their approved premises.

We trust that you find the enclosed planning application in order and look forward to hearing confirmation of the application's validation. Should you have any queries or require any further information then please do not hesitate to contact either myself or my colleague Ellen Baily (020 3296 2307 | [ellen.baily@cushwake.com](mailto:ellen.baily@cushwake.com)).

Yours faithfully,



**Adam Pyrke BA(Hons), Dip TP, MRTPI**  
**Planning Partner**  
**Cushman and Wakefield**