

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:	S	Surname:	PAULL
Company name:	McCarthy & Stone Retirement Lifestyles Ltd.				
Street address:	SOUTHERN HOUSE				
	1 EMBANKMENT WAY				
	RINGWOOD				
Town/City:	HANTS				
Country:	United Kingdom				
Postcode:	BH24 1EU				
Are you an agent acting on behalf of the applicant?				☒ Yes	☐ No

2. Agent Name, Address and Contact Details

Title:		First Name:	GIAN	Surname:	BENDINELLI
Company name:	The Planning Bureau Ltd				
Street address:	C/O SOUTHER				
	1 EMBANKMENT WAY				
	RINGWOOD				
Town/City:	HANTS				
Country:	United Kingdom				
Postcode:	BH20 1EU				
Telephone number:				07900821955	
Mobile number:					
Fax number:					
Email address:				gian.b@theplanningbureau.ltd.uk	

3. Description of the Proposal

Please describe the proposed development including any change of use:

DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT TO FORM 43 RETIREMENT APARTMENTS FOR OLDER PERSONS INCLUDING COMMUNAL FACILITIES, BASEMENT PARKING PROVISION AND ASSOCIATED LANDSCAPING AND 2 COMMERCIAL/RETAIL UNITS

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:

Street address:

Town/City:

Postcode:

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

Easting:

Northing:

Description:

38-44 London Road, Purbrook

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: First name: Surname:

Reference:

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

Details of the pre-application advice received:

PROPOSAL WOULD REQUIRE PP

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)

Please see site layout plan. SO 2168 03 AC 200 M

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:

The scheme includes internal refuse room for residential apartments.

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

☒ Yes ☐ No

7. Waste Storage and Collection

If Yes, please provide details:

Space has been allowed for recycling storage within refuse room

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):

Roof - description:
Description of *existing* materials and finishes:
tile

Description of *proposed* materials and finishes:
clay tile

Walls - description:
Description of *existing* materials and finishes:
Brick, flint and blockwork.

Description of *proposed* materials and finishes:
Brick, Flint and render.

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:
Please see Design and Access statement for materials and schedule,

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	30	32	2
Cycle spaces	0	4	4
Disability spaces	0	6	6

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):
SEE DRAINAGE CALCULATIONS AND DRAINAGE LAYOUT PLAN SO 2168 03 DE 20

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:

Sui generis uses including vehicle sales, repairs and hire, and builders merchant.

Planning permission granted for 42 RL units & 2 commercial units APP/X1735/W/16/3145929 on 10th August 2016

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

15. Trees and Hedges

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 design, demolition and 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

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing	23	20	0	0	0
Unknown					

Proposed Market Housing Total 43

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					

17. Residential Units

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

Overall Residential Unit Totals	
Total proposed residential units	43
Total existing residential units	

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	149.1	149.1
Other	1,151	1,151	0	-1,151
Total	1,151	1,151	149.1	-1,001.9

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

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	10		
Proposed employees	3		

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area?

0.39

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:

22. Industrial or Commercial Processes and Machinery

None after completion of construction phase.

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

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 A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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 (*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 to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title: Mr First name: Gian Surname: Bendinelli

Person role: AGENT Declaration date: 20/10/2017 ☒ 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. 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.



Date

20/10/2017