

Land North of Lavant Drive, Havant



Contents

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1	Introduction	3
2	Site Location and Description	4
3	Development Proposals	6
4	Statement of Engagement	14
5	Planning Policy Context	17
6	Planning Analysis	18
7	The Planning Balance	30
Appendix 1	Community Consultation Leaflet	32
Appendix 2	Relevant Policies	33
Appendix 3	Hampshire County Council Cabinet Meeting Minutes	36
Appendix 4	Councils Pre-application Written Response	37

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Introduction



1.1 This Planning Statement (incorporating the SCI), prepared by Gillings Planning on behalf of Perseus Land & Developments Limited ("the Applicants"), is submitted in support of an application for full planning permission for a new care home (use class C2) on land North of Lavant Drive, Havant, PO9 2EU.

1.2 The description of development for which planning permission is sought is as follows:

"Construction of a care home (within Class C2) with access, car parking, landscaping and other associated works"

1.3 This Statement provides a planning analysis to demonstrate that the submitted proposals are acceptable in planning terms and in accordance with relevant planning policy and guidance as addressed below. The site benefits from an allocation for redevelopment to include a care home use.

1.4 Table 1.1 opposite sets out the documents submitted in support of the planning application which should be read alongside this Planning Statement, and the plans & drawings are listed within the covering letter for the planning application submission.

1.5 The remainder of this statement is structured as follows:

- Section 2: Site Location and Description (including Planning History)
- Section 3: Development Proposals
- Section 4: Statement of Engagement
- Section 5: Planning Policy Context
- Section 6: Planning Analysis
- Section 7: The Planning Balance

Table 1.1: Schedule of Supporting Documentation

Document	Technical Consultant
Planning Application Form and ownership certificate	Gillings Planning
Design and Access Statement	Vestar
Landscape Design	Deacon Design
Transport Statement and Travel Plan	ITP Haskoning
Arboricultural Survey and Arboricultural Impact Assessment	SJA Trees
Ecology Phase 1 Habitat Survey	Arbtech
FRA and Drainage Strategy	BSP
Utilities Assessment	Harniss
Sustainability Statement	Harniss
Nutrient Neutrality Assessment and Mitigation Strategy	Water Design Engineers
Archaeology DBA	TCMS Archaeology
Ground Investigation	Geo-Integrity
Noise impact assessment	Hawkins Environmental

Site Location and Description



Site Location and Description

2.1 The application site is a part of a wider site that previously formed the former Oak Park Secondary School.

2.2 The site is sustainably located within an urban area of Havant. It is within walking and cycling distance from a range of surrounding services and facilities, including healthcare, leisure, food and convenience-related facilities (all approximately 1.3km from the site). These include Oak Park Community Clinic, Parkway Centre, Havant Health Centre, Horizon Havant, Havant Post Office, Havant Park, local food outlets and access to cash facilities.

2.3 The site is located nearby to public transport infrastructure including bus stops at The Parkway and Old Copse Road. Havant railway station is located approximately 480 metres to the south of the site, which can be accessed on foot.

2.4 The site borders the Community Clinic car park and Lavant Drive to the south. To the north is further currently undeveloped land with Crossland Drive beyond. Similarly, to the east of the site, there is



Aerial view of site (image courtesy of Google)

more currently undeveloped land forming part of the former school with Old Copse Road and residential development beyond. The western border of the site consists of a mixture of dense vegetation and mature trees separating the site from Leigh Road, with residential development beyond it.

Site Description

2.5 The site extends to 1.33 acres and is L-shaped. It comprises of generally flat, unmanaged vegetated open and previously developed land with a few small trees within the site's boundaries, and an electrical substation. Access is currently gained from Leigh Road for the servicing of the substation.

2.6 As noted above, the site formally accommodated the Oak Park Secondary School which closed and was demolished a number of years ago. The site has since been allocated for redevelopment in the adopted Havant Borough Council local plan under policy H69, which includes a care home use. This is discussed in detail further below in this Planning Statement.

2.7 The wider area is characterised by a mixture of healthcare and residential uses. To the west lies two and three-storey residential development with the three-storey building set back from the roadside. To the northwest lies the two-storey Parkway NHS Centre. Further to the south lies the two and a half storey Oak Park Community Clinic and further two-storey residential development behind. It is evident therefore that there is a variety of built form in the surrounding area, along with a range of different materials contributing towards the areas character.

2.8 The only building on the site is an active substation, set back from the boundary towards the centre of the site, with a timber decking walkway attached for access.

2.9 The site is generally flat and is situated within flood zone 1, at the lowest risk of flooding, with a small proportion of the site at risk of surface water flooding. There is a Grade II listed building, 'Elmleigh House' further down Leigh Road approximately 240 metres from the site. There are three trees protected by tree preservation orders which site outside of the application boundary along the site's western boundary with Leigh Road. Whilst these trees are outside of the application boundary, the root protection areas of these trees do encroach within the application boundary and are therefore considered accordingly. There are not any public rights of way on the site.

2.10 The site falls within the HBC Solent SPA Recreation Mitigation Strategy 5.6km buffer and is located within the nutrient neutrality catchment area (for nitrogen). A low, breeding population of slow worms have also been identified on site.

Planning History

2.11 A review of the Council's (available) online records shows there to be no relevant planning history for the application site.

2.12 However, an application under planning reference APP/15/00303 was made on the adjacent site for 'Havant Health and Well-Being Campus, comprising an 80-bed nursing home, 51 affordable

extra care flats, 48 affordable and market supported living flats, community hub facilities, landscaped amenity gardens, car parking, with vehicular access from River Way and Leigh Road and pedestrian access from Lavant Drive and Crossland Drive with associated infrastructure (approved 18.12.2015).' This application was made by Hampshire County Council.

2.13 This application was subsequently followed by 'Application for non-material change to Planning Permission APP/15/00303 relating to minor rearrangements of internal spaces, changes to a small number of facades within the site and changes to site plan to accommodate paths adjacent to fire doors' under reference APP/18/00105. This was then withdrawn and followed by APP/18/00845 for 'Variation of outstanding pre-commencement conditions 3, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 22, 23, 24 and 25 of planning permission APP/15/00303 (Havant Health and Well-Being Campus) by the addition of the words "With the exception of the minor access works and service yard shown on drawing no. 598-PL-103" at the beginning of the relevant pre-commencement conditions and removal of duplicated condition 16 to allow for early construction of minor access works and service yard.' This was granted on 02 November 2018. It is unclear if this permission was implemented.

2.14 It is understood that the owner of that site does not intend to progress a care home proposal on this site as confirmed in appendix 3. This is addressed further below.

Development Proposals

Overall Concept

3.1 The proposal seeks planning permission for the 'Construction of a care home (within Class C2) with access, car parking, landscaping and other associated works.'

3.2 The care home will provide 86-bedrooms, incorporating residential, nursing and dementia care for elderly residents with advanced needs, as well as associated access, car parking, refuse storage, air source heat pumps, solar PV, landscaping, boundary treatments and other associated works.

3.3 The proposed development is described in full in the Design and Access Statement, which accompanies the planning application and should be read alongside this planning statement.

Proposed Use and Layout

3.4 The proposed care home will have the capability to deliver much-needed residential, nursing and dementia care accommodation for the people of Havant, responding to an identified need. It will provide high quality accommodation for the elderly, with the capability for all care needs to be met on site.



3.5 The care home is located centrally within the site, with access gained from Lavant Drive via a newly constructed vehicular and pedestrian access. The care home comprises a 'H' shaped building which is largely driven by the operational requirements and demands of a care home, set within a part two and a half, part three storey building. The proposal includes associated parking in the southern part of the site, with landscaped gardens and outdoor amenity spaces which wraps around the building to the west, north, east and south east parts of the site.

3.6 Internally, the proposal includes 86 bedrooms, with 31 bedrooms at ground floor level, 35 bedrooms at first floor level and 18 bedrooms at second floor/rooms in roof level.

3.7 The care home would exceed current Care Quality Commission (CQC) standards to deliver a high standard of accommodation. Proposed bedrooms would all have en-suite wet-room facilities to provide a high-quality environment for residents, and it is noted that such provision is required for a care bedroom to be considered as 'market standard', representing the type of accommodation that can reasonably be expected for elderly people in 2026.

3.8 The building is designed to provide for differing needs with communal amenity facilities including dining rooms, café, lounges, activity rooms, cinema and a hair salon. Resident gardens would be provided featuring raised planters for residents use, together with sensory garden elements and

accessible footpaths. These facilities will ensure that residents can access the care that they need, also providing a variety of environments and experiences so they are able to lead a varied and enjoyable life in a welcoming setting.

3.9 Residents would benefit from a tailored care package, determined according to their individual needs. A wide range of care services would be provided by on-site staff 24-hours a day working in a shift pattern and by visiting medical professionals as needed.

3.10 Due to their complex needs, the majority of residents are highly unlikely to be able to leave the facility unaccompanied meaning there will be very limited demand from residents to travel independently. As such, the need for residents to travel independently to access medical care offsite will be particularly limited. The same goes for access to local facilities with residents benefitting from dedicated on-site catering which will provide daily meals. Their other needs will be met by the on-site team and by visits or making use of their private rooms or one of the many communal areas that will be provided throughout.

3.11 The design approach to the building is for it to be dementia friendly so it will allow for easy navigation both inside and outside ensuring a safe environment. Level access will be provided throughout, to the bedrooms as well as the lounges and dining areas. Lifts will also be provided to allow easy access to all floors for residents and staff.

3.12 The siting of the proposed care home is such that it is positioned approximately 60 metres away from residential properties to the west, approximately 130 metres away from residential properties to the east and approximately 140 metres away from those to the north. Distances ensure an appropriate relationship with these properties.

Scale and External Appearance

3.13 The proposed care home will be set within a pitched roof building that is positioned centrally within the site across a 'H' shaped footprint. It is predominantly 2.5 storeys in height. The design approach seeks to adopt features that are characteristic of the surrounding area, taking precedent from nearby buildings and as such, the predominant external materials include light coloured bricks, standing seam zinc cladding and slate effect roof tiles.

3.14 Large windows are provided to all day spaces and bedrooms to enhance resident well-being and to make the best use of natural light and to provide views to the proposed landscape features. Cill heights in bedrooms are positioned so as to enable residents to maintain views out of their windows whilst in bed.

3.15 Careful consideration has been given to ensuring the scale of the building complements the surrounding character and style. The predominantly

two and a half storey building works well in its setting and allows the most efficient use of the site within its constraints. The varying heights of the building successfully allows the building to not be read as a single mass.

3.16 The proposal provides a high-quality living environment for older people, combining a mix of contemporary and traditional architectural design, with the operational requirements of modern residential care. The design avoids an institutional appearance, creating a welcoming and domestic

character, whilst providing safety, comfort, and a stimulating environment for residents, visitors and staff. The proposal makes effective use of the space that is available, effectively utilising a vacant site that currently detracts from the wider street scene having been vacant for a significant period of time.





Site Layout

Landscaping, Ecology/BNG and Trees

3.17 This application is accompanied by comprehensive landscaping plans produced by Deacon Design, in collaboration and accordance with the Arboricultural Impact Assessment provided by SJA.

3.18 The Landscape design incorporates the retention of the mature trees on the western boundary of the site and respects their root protection zones. The outdoor amenity area has been specifically designed to benefit the varying needs and well-being of the residents, visitors and staff.

3.19 Key design principles include:

- Creating a distinctive and attractive landscape setting and strong sense of place;
- Reinforcing the site's setting through a strong planting palette;
- Providing safe and secure outdoor spaces where residents can relax and enjoy informal recreation;
- Incorporating sensory planting with year-round interest, carefully selected to be safe and suitable for residents, including those living with dementia; and
- Enhancing biodiversity through a mix of native and non-native planting that encourages wildlife and fosters a connection with nature

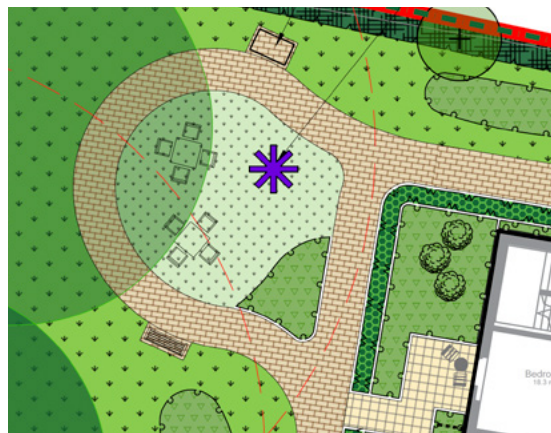
3.20 Planting will play a central role in establishing the character and function of the landscape.

Species will be selected to balance a cohesive design approach with opportunities for seasonal colour, texture, and sensory interest.

3.21 The proposed vehicular access will be defined by a hard surface, with parking bays distinguished through a change to block paving. Pedestrian routes will be clearly defined using contrasting paving materials to improve safety and legibility within the parking area. Soft landscape planting will assist in breaking up parking spaces.

3.22 Pockets of planting and seating have been proposed along an ongoing path throughout the wrap-around garden, giving a sense of journey through the different areas. Frequent seating areas allow for socialising and walking breaks to be taken, enhancing mobility.

3.23 Additional trees and planting have been proposed, contributing to the increase in BNG and habitats for wildlife, as well as visual enhancement.



3.24 In terms of ecology, the preliminary ecological appraisal and roost assessment submitted with this application confirms that the site comprises unmanaged grassland and mixed scrub, with individual trees and an area of hardstanding. The site is not a priority habitat.

3.25 Survey's that have been undertaken on the site have identified a low population of slow worms onsite, and confirms that the existing substation building on-site has potential to support roosting bats. As a result appropriate mitigation measures are proposed as set out in detail later in this Planning Statement.

3.26 With regard to BNG, the proposal sets out measures to ensure that a 10% biodiversity net gain is achieved. A number of ecological enhancements are also included such as:

- bird boxes
- bat boxes
- Brash piles and/or hedgehog houses
- Gaps under boundary fencing to enable hedgehogs to move freely through the site

3.27 In relation to trees, only four small category C individual trees and one category C group are to be removed to facilitate the proposals. As noted above, all existing mature and category A/B trees are to be retained, and this includes the protected trees that are situated on the western boundary of the site.

Access, Servicing and Parking

3.28 A practical and inclusive access strategy has been proposed, ensuring the seamless function of the care home, in a way that accommodates varying needs and methods of access.

3.29 Vehicular and pedestrian access is proposed to the south of the site, off Lavant Drive with sufficient visibility splays. The access point is proposed to lead directly to the carpark and then subsequently the main care home entrance, ensuring a legible sequence, and providing the most effective layout to ensure security of the landscaped amenity areas further back.

3.30 27 car parking spaces are proposed, including two designated accessible bays for visitors and staff. The proposal also includes an ambulance bay, as per operational needs to allow safe and convenient access for residents with varying mobility needs. A footpath connection leads directly from Lavant Drive to the main care home entrance, ensuring safety of pedestrians.

3.31 Cycle parking is proposed to encourage sustainable travel by staff and visitors. A covered cycle parking area providing 20 cycle spaces in the form of Sheffield stands is located to the south of the building, providing a convenient, secure place for tidy storage of cycles, without hindering access or creating obstacles across the site.



3.32 Servicing arrangements have been integrated into the site layout to ensure safe and efficient, day-to-day operation. Turning space is included within the carpark for delivery and refuse vehicles, with access provided close to the service core. Vehicle tracking has been undertaken demonstrating that all vehicles will be able to enter and exit the site in a forward gear. Supporting infrastructure, including the existing substation, air source heat pump compound, refuse store and cycle store, has been positioned within accessible operational areas, while maintaining a clear distinction between resident amenity spaces and service functions.

3.33 Refuse storage and vehicles have been accommodated within the access arrangements in a way that supports operational needs of both the care home and refuse collection employees.

Drainage

3.34 A comprehensive flood risk assessment and drainage strategy is submitted with this application and has informed the design and layout of the site.

3.35 As noted above, the site falls within flood zone 1 (lowest risk of flooding), however small pockets of surface water flood risk are present.



Drainage Plan

3.36 The surface water drainage strategy includes the capturing of surface water within below ground attenuation tanks, which subsequently discharges water at an appropriate rate into nearby public surface water sewers.

3.37 Foul sewage will connect to existing nearby public foul sewers maintained by Southern Water, once sufficient capacity is provided (discussed in detail in section 6 of this Planning Statement).

3.38 Drainage features have been seamlessly incorporated throughout the landscape design, surfaces and planting, mitigating any impact the building may have.

Sustainability

3.39 Sustainability has been a key consideration in relation to the care home's design from the outset. In this regard, the proposal is submitted with a BREEAM pre-assessment that confirms the care home will meeting BREEAM 'very good' standards.

3.40 In addition, a host of sustainability measures that have been incorporated into the proposal. These include a passive design, high efficiency building fabric standards, high energy efficiency through its heating system - which will be powered by air source heat pumps, and PV array on the building's roof.

Statement of Engagement



4.1 In accordance with national and local policy and guidance, a full programme of community and stakeholder engagement has been undertaken. Principal activities included:

- Pre Application discussions with the Council;
- Engagement with Ward Councillors;
- Engagement with Local MP;
- Engagement with Havant Civic Society, and
- A community consultation in the form of leaflet distribution.

Pre Application Discussions

4.2 In line with Government Guidance on best practice, pre application discussions have been undertaken with planning officers at Havant Borough Council. A request for pre-application advice was submitted on 22nd April 2026 and a meeting held on 5th June 2026. The main points raised were as follows:

- Principle of development including requirements of Allocation H69/7

- Design approach
- Highways, access and parking
- Other technical considerations including trees, BNG, nitrates and drainage
- Application Scope (including community engagement strategy)
- S106 requirements

4.3 The Council's written pre-application response was issued on the 31st of July 2026. In summary, the response confirmed that the principle of erecting a care home on the site was acceptable, due to the proposal securing the redevelopment of an allocated brownfield site within the urban area. A copy of the Council's written pre-application response is included at appendix 4.

Engagement with Ward Councillors and Local MP

4.4 An early invitation to provide feedback was extended to the local Ward Councillors and the Local MP providing information in respect of

the proposal. Consultation leaflets were sent to the members individually via email on 11th June 2026, inviting their thoughts and comments on the proposal. No response has been received to date.

Engagement with Havant Civic Society

4.5 As part of the process, the applicant also welcomed engagement with Havant Civic Society. An early invitation to provide feedback was extended on 15th June 2026 through a Consultation leaflet via email, inviting the society's thoughts and comments on the proposal. No response has been received to date. However, we note that the society published an article on their website regarding the consultation, including the leaflet, encouraging locals to express their views. This broadened to coverage of the consultation greatly, for which the applicant team are grateful.

Public Consultation

4.6 Following discussions, it was agreed that distribution of leaflets to nearby properties would be the most appropriate way to encourage community involvement with the proposal.

4.7 As such, leaflets were distributed on 11th June, and residents/businesses were asked to respond ideally by 21st June. 271 leaflets were sent to nearby residents and other potentially interested parties.

4.8 The consultation leaflet comprised information which set out the background to the proposals and included an overview of the proposed development. A copy of the consultation leaflet can be found at **Appendix 1**.

4.9 Members of the development team were available via the contact details provided (email and telephone), to answer calls and questions from those who responded. A total of thirteen people responded in writing to the consultation, which equates to a response rate of 4.8% based on 271 leaflets having been distributed.

4.10 Of the thirteen responses received in writing, 8 (61.5%) were in favour of the proposals. 1 objection was recorded to the scheme, and a further 4 were 'unsure' of the proposals or didn't specify.

4.11 Of those responses, and notwithstanding the overall support for the proposals, the main comments raised were as follows:

4.12 The right-hand column on the table opposite details how the proposal addresses the comments received.

Key Issue	Applicant's response
1. Support for the proposal	<ul style="list-style-type: none"> Many respondents welcomed redevelopment of a neglected and underused site. Strong recognition of the need for additional elderly care provision in the area. Seen as preferable to residential housing development. Positive comments about improving the appearance of the site through landscaping. Expected benefits include local employment opportunities and improved community facilities. The site's proximity to Oak Park Community Clinic was highlighted as a significant advantage.
2. Parking provision (most common concern)	<ul style="list-style-type: none"> The site has been allocated as a sustainably located site with bus stops nearby and less than 10 minutes' walk from Havant Railway Station. Furthermore, due to the complexity of the needs of the future residents, including deteriorating mobility, it is highly unlikely that residents will be travelling on their own, driving or cycling. Staff will be encouraged to utilise sustainable modes of transport, including through the inclusion of cycle parking. A travel plan is submitted with this application which will secure measures to further encourage sustainable modes of transport to and from the site.
3. Site access and highway safety	<ul style="list-style-type: none"> This application is supported by a detailed Transport Assessment demonstrating the suitability of the proposed access. The access is provided in accordance with the site allocation. Access to the site has been informed and influenced by the surrounding constraints of mature trees under TPO, land ownership, flood risk and highway safety.
4. Traffic impacts	<ul style="list-style-type: none"> A detailed assessment of the developments Trip Generation has been undertaken and concludes that the development will not result in a material impact upon the local highway networks operation. A construction environment management plan will be secured via condition which will consider construction traffic movements. This application will be considered by Hampshire County Council Highways as a statutory consultee and the applicant will work closely with the Highway Authority regarding any potential concerns.
5. Construction management	<ul style="list-style-type: none"> A construction environment management plan will be secured via condition and agreed with Officers to ensure a smooth and sensitive construction phase.
6. Community infrastructure	<ul style="list-style-type: none"> The everyday needs, including medical needs, of residents will be met on-site and so there will be a very limited requirement for residents to use nearby services and facilities. 20 cycle parking spaces are provided on-site for staff for visitors.
7. Environmental and sustainability concerns	<ul style="list-style-type: none"> Sustainability has been considered throughout the design process. The proposal includes air source heat pumps and solar PV's and incorporates sustainable building fabric and passive design. High quality landscaping externally will positively contribute towards the sites ecological and biodiversity value. The ecological assessment submitted with this application concludes that no adverse impact is demonstrated on wildlife habitats.
8. Ongoing engagement with residents	<ul style="list-style-type: none"> Residents will be able to continue to communicate with Gillings Planning via the contact details provided as part of this exercise throughout the planning application stage. The applicant is committed to being transparent with local residents during the construction phase.
9. Safety and accessibility	<ul style="list-style-type: none"> Security of the site is a priority focus within the design, both inside the care home and outside. Careful consideration has been taken to make the site as safe and legible as possible.

4.13 In summary, the applicant has actively engaged with the local community and stakeholders to communicate and develop the proposals. This has met the requirements of the NPPF and the local guidelines, as set out in the Council's SCI and policy CS7 of the adopted Core Strategy. The pre-application engagement has ensured that the local community and key political stakeholders are well-informed of the proposals. Communication with interested parties remains on-going. As such, the applicant considers that the pre-application engagement undertaken with the local community and key stakeholders has been timely, meaningful, and effective.

Planning Policy Context



5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning application be made with regard to the Development Plan, unless material considerations indicate otherwise.

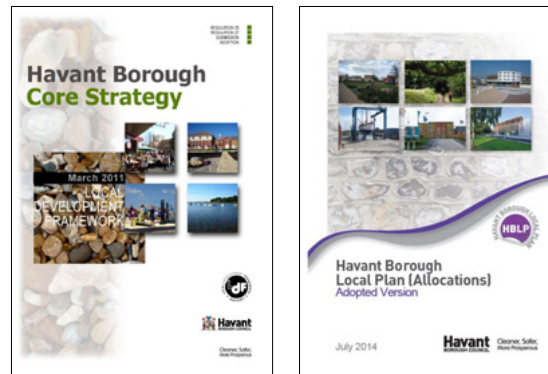
5.2 This is reiterated at paragraph 3 of the National Planning Policy Framework (NPPF) (as published on 17th August 2026), which also makes it clear that the NPPF is a material consideration in decision making.

5.3 The main planning policy considerations pertinent to the proposed development are considered below.

The Development Plan

5.4 The site is situated within the administrative area of Havant Borough Council. The Development Plan for Havant Borough Council comprises:

- Havant Borough Core Strategy (adopted 2011)
- Havant Borough Local Plan (Allocations) (adopted 2014)



5.5 Due to the dates of adoption, the development plan is therefore more than 5 years old.

5.6 There is no neighbourhood plan that covers the site.

5.7 The Draft Building a Better Future Plan (emerging) is currently at Regulation 19 consultation stage, with consultation closing on the 9th September 2026). At this early stage, the emerging plan is considered to hold limited weight. Notwithstanding this, an addendum will be prepared if necessary to address the emerging plan, as it continues to progress.

Other Material Considerations

5.8 The following documents also form material considerations of relevance to this application:

- National policy (primarily set out in the National Planning Policy Framework (August 2026), Planning Practice Guidance and The National Design Guide)
- Additional guidance contained in Supplementary Planning Documents (SPD) and other guidance.

5.9 The policies that are relevant to the proposal are set out within **Appendix 2**.

5.10 The following Supplementary Planning Documents (SPD) and guidance have also been considered in developing the submitted proposals:

- The Borough Design Guide Supplementary Planning Document (adopted 14th December 2011)
- The Housing Supplementary Planning Document (adopted 27th July 2011)
- The Parking Supplementary Planning Document (adopted 27th July 2016, section 3 updated on 25th September 2019)

Planning Analysis



6.1 This section considers first the basis for determination of the planning application, and concludes that the presumption in favour of sustainable development is applied in accordance with national decision making policies S3 and S4 of the NPPF (2026).

6.2 The analysis then goes on to:

- Consider the proposals compliance with the Development Plan and other national policy and guidance, with regards to the principle of development;
- Set out the extensive benefits associated with the proposals;
- Confirm that there is no 'harm' arising from the proposals, which would significantly and demonstrably outweigh the extensive benefits of the of the proposal;
- Confirms that therefore the presumption in favour of sustainable development is applied; and
- Establishes that there are no other material considerations that indicate the application should be determined otherwise.



6.3 Overall, it is concluded that the proposals represent sustainable development in accordance with the Development Plan, and which provides significant benefits. Therefore, the application should be approved without delay where there are no other material considerations that indicate otherwise.

6.4 Throughout this section, reference is made to assessments within the technical reports that have been submitted in support of the planning application (as noted in section 1 of this Planning Statement). Those reports and their associated conclusions should however be referenced in full as part of the assessment of the application.

Basis for determination of the application

6.5 This section analyses the suitability of the proposed development in the context of local and national planning policy. This analysis is provided to confirm that:

- The presumption in favour of sustainable development applies where the proposed development is within an existing settlement; and
- Notwithstanding the presumption in favour of sustainable development, and in any event, the proposal complies with the Development Plan and permission should be granted; and there are no material considerations that indicate the proposal should be determined otherwise.

Presumption in favour of sustainable development

6.6 National decision-making policy S3 of the NPPF confirms that decisions on development proposals should apply a presumption in favour of sustainable development. Policy S3 (a) states that national decision-making policy S4 of the framework should be applied when considering development proposals within settlements.

6.7 Policy S3 (c) of the NPPF also confirms that in all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in the framework should be approved without delay.

6.8 In this case, the site is situated within the urban area of Havant which is an existing settlement.

6.9 Therefore, and in accordance with national decision-making policy S4 of the NPPF, the proposed development should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies set out in the framework.

6.10 Furthermore and as set out below in this Planning Statement, it is demonstrated that the proposal accords with the development plan and also provides a substantial number of benefits which are not outweighed by any adverse effects.

6.11 The NPPF goes on to confirm at national decision-making policy L2 (making effective use of

land), that substantial weight should be given to the benefits where a development proposal would achieve:

“b. Making better use of vacant and underutilised land and buildings (such as: by bringing back into residential use empty homes and other suitable buildings...”

6.12 Therefore, as set out, the presumption in favour of sustainable development applies in accordance with policies S3 and S4 of the NPPF, and where in this case the proposal makes better use of a vacant and underutilised brownfield site, the weight attached to policies that encourage this is substantial.

Compliance with the Development Plan

6.13 In respect of the principle of development, and in considering if there is any ‘adverse effects’ caused, the key policies of the Development plan (but noting the thrust of the NPPF) are as follows:

Havant Borough Local Plan (Allocations) (adopted 2014)

- Policy H69 (Former Oak Park School site allocation)

Havant Borough Core Strategy (adopted 2011)

- Policy CS9 (Housing)
- Policy CS17 (Concentration and Distribution of Development within the Urban Areas)

- Policy DM6 (Coordination of Development)
- Policy DM7 (Elderly and Specialist Housing Provision)

6.14 An assessment of these policies is made below.

Principle of Development

6.15 This section sets out how the proposed development is acceptable in principle in terms of use and form, and in compliance with the Development Plan. There are 3 strands to consider in this regard:

- The sites allocation within the Development Plan (Policy H69) and the proposals compliance as such;
- Effective and efficient re-use of previously developed brownfield land; and
- Provision of care accommodation.

Compliance with Policy H69 of the adopted Site Allocations Plan (2014)

6.16 The site is situated on the site of the former Oak Park School, which is allocated under Policy H69 for the development of a care home, extra care accommodation/housing and new homes including affordable housing. There is no requirement set for a specific quantum of uses under this policy.

6.17 It is important to note that the allocated site is split between two different ownerships, and therefore this proposal seeks to fulfil the site allocation in-part, whilst ensuring the remainder of the allocation is not prejudiced in terms of being

able to come forward in the future. Thus, these proposals have been carefully coordinated with the remainder of the site in mind, and this is discussed in more detail below.

6.18 As noted above, Policy H69 includes for the provision of a care home (within use class C2), however it does not specify a quantum of bedspaces. The proposals as submitted seek the creation of an 86-bedroom care home (within use class C2), situated within the south western part of the site allocation. The proposal in terms of its use and quantum is therefore considered to be acceptable in principle.

6.19 In relation to the remainder of the site, in accordance with policy DM6 the proposals have been carefully laid out and designed, to ensure that the remaining allocation requirements can be delivered in the future and therefore are not undermined. An illustrative site masterplan covering the application site and the wider site allocation, accompanies this application and demonstrates that the allocated uses of extra care accommodation/housing along with new homes (including affordable housing), can comfortably be accommodated within the wider site. The proposal has also carefully considered the proposal for a care home, against Hampshire County Council's decision to halt its investment into this particular use on the site, as confirmed in **Appendix 3**.



6.20 Furthermore, it is considered that the proposals as submitted accommodate all other site-specific development requirements, where they retain and protect existing TPO trees, provides vehicular access from Lavant Drive and comfortably avoids the areas of flood risk on the site. The technical reports that accompany this application as noted elsewhere in this Planning Statement, demonstrate in detail the proposals acceptability in relation to these specific technical requirements.

6.21 The proposals compliance with the adopted site allocation requirements is summarised within the table below:

Allocation Requirement	Requirement Met?
Provision of a care home	☒
Submission of a heritage statement/ desk-based archaeology assessment	☒
Design and layout must retain and protect TPO trees	☒
Access from the site will be from Lavant Drive, Leigh Road and/or River Way to the satisfaction of the Highway Authority	☒
A transport statement must be submitted with any planning application	☒
Connection to sewerage system at the nearest point of adequate capacity	☒
Appropriate easement from existing sewage/waste infrastructure	☒
A coordinated approach must be taken to the delivery of the allocation	☒

6.22 Based upon the above, it is considered therefore that the proposals are in accordance with Policy H69 where they involve the creation of a care home (within use C2), comfortably ensure that the remainder of the site allocation requirements are not prejudiced and the technical requirements of the policy are fulfilled. The proposal is also considered to be in accordance with policy DM6 of the Havant Core Strategy where it does not undermine the future development of the adjacent site.

6.23 In addition, notwithstanding that the regulation 19 emerging local plan currently has very limited weight, the application site also forms a site allocation under draft allocation policy 7 (Former Oak Park School) for the sites redevelopment for a 90-bed care home and 21 dwellings. It is considered that the proposal as presented would also be in accordance with the draft allocation.

Effective and efficient re-use of brownfield land

6.24 Chapter 12 of the NPPF prioritises making effective use of previously development land. In this case, the site is previously developed land, it is situated within an existing settlement and meets an identified need for the type of development proposed (discussed in detail below in this Planning Statement).

6.25 Furthermore, Policy CS17 supports development proposals that make the most effective use of land, especially where this is concentrated within the five main urban areas (which includes Havant) and prioritises development on previously developed land within the Urban Area.

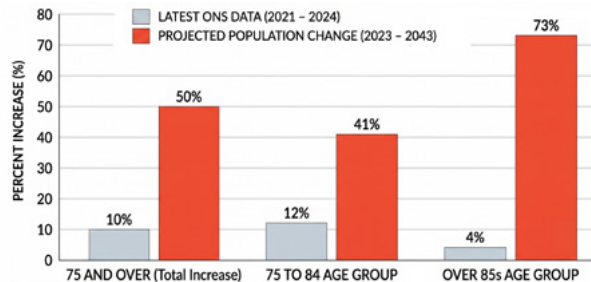
6.26 It is clear therefore that the proposal represents the efficient use of previously developed land, within an existing settlement/urban area and meets an identified need for the type of development proposed. The development is therefore in accordance with Chapter 12 and policy L2 of the NPPF, and policy CS17 of the Havant Core Strategy.

Provision of care accommodation

6.27 Adopted policy CS9 of the Havant Core Strategy notes the need to provide accommodation for the Borough's ageing population within sustainable locations. Adopted policy DM7 of the adopted Havant Core Strategy confirms that within the defined urban areas (including Havant), proposals for specialised housing specific to the needs of the elderly will be supported subject it providing appropriate on-site amenity space, a design that is in-keeping with the locality, considers neighbouring amenity and does not result in an over-concentration of the same use in the local area.



6.28 It is recognised that Havant has an ageing population, with this most recently identified within the Havant Borough Council Housing Need Analysis Addendum June 2026. This confirms that the latest ONS data (2021–2024) for Havant reflects an increase in those aged 75 and over by 10%, 75 to 84 by 12% and over 85s by 4%. According to the same document, the projected population change covering the period 2023–2043, could expect to see an increase in those aged 75 and over of up to 50%, 75 to 84 by 41% and 85s and over by some 73%.



Havant: Comparison Of Latest And Projected Population Growth (Age 75+)

6.29 The proposal will deliver specialist accommodation for individuals who are unable to continue living independently due to their advanced physical and health related needs. The proposed care home will meet the latest market standards and will make a positive contribution towards the Borough's need for up to 21 additional bedspaces per year over the period 2023–2043 – equating to a total need of up to 420 bedspaces in the Borough (according to Havant Borough Council's Housing Need Analysis Addendum June 2026).

6.30 In terms of the design requirements for elderly and specialist housing set out under policy DM7, this is covered in detail below in this Planning Statement.

6.31 The proposal therefore will significantly enhance the overall provision of care bedspaces in the Borough, responding to the needs of the ageing population and meets an identified need. The proposal is considered to be in accordance with policies CS9 and DM7 of the Havant Borough Council Core Strategy.

Conclusion on Principle of Development

6.32 Having regard to the above, the proposed development is acceptable in principle for the following reasons:

- The site is allocated for development, including for the provision of a care home (within use C2) and the proposal seeks the same, in a coordinated manner and thus without prejudicing the remainder of the allocation on the adjacent site.
- The proposals represent the effective and efficient use of a previously developed (brownfield) site, within the defined urban area of Havant, whilst meeting an identified need for the type of accommodation proposed.
- The proposed care home would deliver much-needed care bedspaces in an area where there is an identified acute need as such, therefore meeting the needs of Havant's ageing population.

6.33 This proposal is therefore considered to comply with policy H69 of the adopted Havant Borough Council Allocations plan, policies CS9, CS17, DM6 and DM7 of the adopted Havant Borough Council Core Strategy and Chapters 6, 12, 16 of the NPPF.

Any Adverse Effects

6.34 Based upon the assessments made throughout this Planning Statement, and as demonstrated within the technical reports that accompany this application submission, there is no harm identified as a result of the development proposed. The proposal complies with the development plan.

Benefits of the Proposal

6.35 In applying policies S3 and S4 of the NPPF, where there is a presumption in favour of sustainable development, there is no adverse effects identified by the applicant.

6.36 In accordance with the presumption in favour of sustainable development set out under policies S3 and S4 of the NPPF, planning permission should be granted unless any adverse effects would substantially outweigh the benefits of the proposal.

6.37 Accordingly, the following – including those matters set out above – are noted as benefits of the proposal, to which weight can be afforded (using a scale of negligible, limited, moderate, significant and substantial) in the planning balance. Each benefit is then discussed in detail thereafter:



Social Benefits

- Contribution towards housing land supply – afforded substantial weight
- Provision of care beds to meet an identified local need – afforded substantial weight
- Release of family homes – afforded significant weight
- Increase in wellbeing and reduction in loneliness – afforded significant weight

Environmental Benefits

- Sustainable and Accessible location – afforded significant weight
- Effective and efficient re-use of brownfield land (as set out above) – afforded significant weight
- Providing biodiversity and ecological enhancements – afforded moderate weight
- Incorporating sustainable design measures – afforded moderate weight

Economic Benefits

- Job creation and generation of investment – afforded moderate weight
- Savings to the NHS – afforded moderate weight

6.38 These benefits are discussed further below.

Contribution to housing land supply

6.39 The NPPG advises that Local Planning Authorities can count housing provided for older people, including uses within Use Class C2, as part of their housing land supply (Paragraph 035, Reference ID 68-035- 20190722). This is based on the Housing Delivery Test calculation, which applies a 1.9 ratio for communal accommodation, including care homes.

6.40 In this instance, the proposal is for an 86-bedroom care home, which based upon the above ratio, results in 45 dwellings equivalent in the housing supply (all of which would be 'net increase'). In the context of the 5YHLS position (1.3 years), the provision of 45 equivalent market dwellings will make a significant contribution towards meeting the Council's housing needs.

6.41 Furthermore, the revised NPPF and Standard Method of December 2024 substantially increase the annual number of houses required to meet local housing need in Havant from 508 to 892 dwellings per year, an increase of 384 dwellings per year.

6.42 As the Council can only currently demonstrate a HLS of 1.3 years, the presumption in favour of sustainable development now applies and the overall benefit associated with the provision of an 86-bedroom care home (an equivalent of 45 dwellings) to the overall housing land supply weighs heavily in favour of this proposal and should be assigned **substantial weight** in the planning balance.

6.43 The proposals would therefore contribute to the achievement of the overall housing target and the acute need for housing in the Borough.

Provision of care beds to meet an identified local need

6.44 As set out within paragraph 6.29 Havant Borough Council published their most recent Housing Needs Assessment in 2023, as part of the evidence base to support the emerging local plan. An addendum to the Housing Needs Assessment has also been published as recently as June 2026. Together, this provides the most up to date picture of the need for care bedspaces within Havant.

6.45 As noted above, the Housing Needs Assessment confirms that the Borough has an ageing population, and that this is ageing at an alarming rate. This is especially notable in those aged 75 and over, across the period 2023 – 2043.

6.46 The needs assessment goes on to identify a need for up to 21 additional bedspaces per year over the period 2023 – 2043 – equating to a total need of up to 420 bedspaces in the Borough which is significant.

6.47 It can therefore be concluded that there is a significant level of development required in order to address the substantial existing shortfall in care bedspaces and to keep pace with the rate of the Borough's older population growth. It is clear that there is a demonstrable need for the proposed care home in this location.

6.48 Substantial weight should therefore be afforded to the proposal in addressing the substantial need for care home accommodation, as established in the Council's own and recent evidence base.



Release of Family Homes

6.49 A further benefit of this type of accommodation is the potential to free up existing under occupied homes owned by older people who require specialist care or who want to downsize or relocate in their retirement years, releasing them back into the market for family accommodation. The benefit associated with the provision of an 86-bed care home (an equivalent 45 dwellings) to the overall housing supply weighs heavily in favour of this proposal.

6.50 Significant weight should therefore be afforded the proposed development and the release of homes.



Increase in wellbeing and reduction in loneliness

6.51 It is important to note the wide-ranging health and wellbeing benefits that can occur when someone moves into specialist care accommodation, improving their overall quality of life. In particular, residents benefit from a wider range of social interactions and access to events on-site which include consideration of their individual needs. Importantly, residents have access to the specialist care that they need.

6.52 Significant weight should therefore be afforded the proposed development and the benefits the care home would offer.

Providing biodiversity and ecological enhancements

6.53 The proposal will incorporate a variety of enhancements to benefit the local natural environment. These include provision of bat and bird boxes, hedgehog houses, sensitive lighting, protection of reptiles through translocation and combination of on and off-site biodiversity enhancements to achieve 10% net gain.

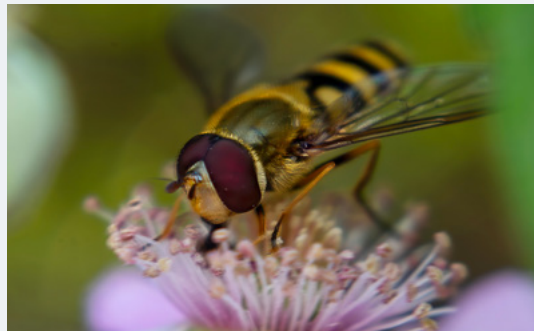
6.54 **Moderate weight** should therefore be afforded the proposed development and the ecological benefits offered.



Incorporating sustainable design measures

6.55 The proposed building will achieve a BREEAM rating of 'Very Good' and is supported through a variety of sustainability measures including through a passive design, high efficiency building fabric standards, high energy efficiency through its heating system – which will be powered by air source heat pumps, and PV array on the building's roof.

6.56 **Moderate weight** should therefore be afforded to the proposed development and its associated sustainability benefits.



Savings to the NHS

6.57 The proposal will result in significant savings to the NHS as a result of a variety of benefits the care home offers. This includes, but is not limited to, the removal of 'bed blocking' within hospitals, local employment and reduced falls at home and improved wellbeing resulting in fewer hospital visits.

6.58 **Moderate weight** should therefore be afforded the proposed development and the benefits to the NHS the scheme seeks to offer.

Other Material Considerations

6.59 The remainder of this chapter examines other planning considerations of relevance, to demonstrate that the proposal complies with the Development Plan and the NPPF in all other respects.

6.60 The table below provides an assessment of the proposals against those planning considerations, confirming adherence with the relevant policies (as included at **Appendix 2**) of the Havant Borough Council Core Strategy (adopted 2011), which are read alongside relevant SPDs and the National Planning Policy Framework.

6.61 The assessment is made based on the conclusions of the technical reports that accompany the planning application, as listed in section 1 of this Planning Statement, and which should be referenced in full.

Topic/Relevant Development Plan Policy	Applicant Assessment of Proposals (confirming compliance with the Development Plan)
Design	
CS16 (High Quality Design) DM7 (Elderly and Specialist Housing Provision)	<p>The proposal is of a high-quality design which responds to the site's local context, particularly where it draws inspiration from nearby buildings in terms of materiality and where the proposal is comparable in terms of its scale, height and mass to nearby developments. It is therefore considered that the proposal is in keeping with the character of the area.</p> <p>In turn, this produces a positive relationship between the proposal, adjacent buildings and the existing street scene/public realm, where it can be said that the proposal enhances the character of the area – especially when compared to the existing condition of the site.</p> <p>Through the buildings orientation and proximity to neighbouring residential amenities, the proposal will not result in adverse impacts upon residential amenities by way of overshadowing, overlooking and overbearing.</p> <p>The proposed layout ensures that the proposed building integrates seamlessly with existing local landscape features, including through the retention of large mature trees and the creation of a high-quality soft landscaping scheme. Similarly, the layout as proposed creates a successful integration with existing pedestrian, cycle and public transport infrastructure by having laid the proposal out enabling connection to the existing footpath along Lavant Drive which connects to nearby bus stops and the wider network.</p> <p>As the proposal will provide specialist accommodation for elderly residents that exceeds CQC standards, special attention has been paid towards ensuring that appropriate levels of on-site amenity space is provided, and this is demonstrated through the generous and current industry standard of internal amenity space and activity rooms that are proposed. Furthermore, the proposals include provision of safe, secure and attractively landscaped external gardens for residents to enjoy; and each of the bedrooms proposed are afforded a positive attractive outlook onto these external areas. The proposed layout has been configured in order to allow for sufficient space for servicing and deliveries, as well as dedicated parking for an ambulance.</p> <p>Due to the proposed buildings distance from residential properties it is not considered there will be any impact in this regard.</p> <p>Based upon the above, the proposal is considered to be in accordance with policies CS16 and DM7.</p>

Topic/Relevant Development Plan Policy	Applicant Assessment of Proposals (confirming compliance with the Development Plan)
Flood Risk and Drainage	
CS15 (Flood and Coastal Erosion Risk)	<p>In terms of flood risk, the site is located within flood zone 1 and is therefore at the lowest risk of flooding from all sources including rivers, the sea, groundwater, reservoirs and sewers. As a result, the sequential test is not required. Whilst the Lavant Stream (an EA main river) is located approximately 70m to the east of the site, due to the scale of the watercourse and its distance to the site, Lavant Stream does not present a risk of flooding to the site. The Lavant Stream is also a non-tidal EA main river and therefore poses no tidal flood risk to the site. The assessment of flood risk has considered the implications of climate change of up to 45% accordingly.</p> <p>With regard to surface water flood risk, EA surface water flood risk mapping confirms that the majority of the site is at very low risk of surface water flooding. There is however a very small area towards the south of the site indicated to be at high risk (3.33% AEP) of surface water flooding, likely due to a topographic low spot, as well as another small area towards the north indicated to be at low risk (0.1% AEP). These small areas on site, have been taken into consideration in the design process, and as such the proposal successfully navigates these areas, as well as incorporating technical drainage solutions through the drainage strategy. There is an area of surface water flood risk on Leigh Road to the west, however this does not encroach the site boundary. Surface water flood risk is also present to the east of Lavant Drive, along Old Copse Road, however this is shown to be below a depth of 300mm during the 1 in 100-year event and is therefore considered to be safely accessible for emergency services up to and during this storm event. Overall, the surface water flood risk to the site is considered to be low.</p> <p>With regard to the proposed drainage strategy, in accordance with the hierarchy, the surface water runoff will discharge from the proposed development at reduced rates via the provision of on-site below ground attenuation sufficient to accommodate 205m³ of surface water storage. Following on-site attenuation surface water will be discharged to the public surface water sewer located within Leigh Road.</p> <p>A foul sewer connection will be secured for the proposed development. There is a public foul sewer suitably located within Lavant Drive to the south of the site. However, through early engagement Southern Water advised that there is not currently enough capacity in the foul network. Notwithstanding this, Southern Water have confirmed that they have a duty to provide capacity and that they will aim to provide this within 24 months following the date which planning permission has been granted.</p> <p>Based upon the above, it is considered that the proposal is in accordance with policy CS15.</p>

Topic/Relevant Development Plan Policy	Applicant Assessment of Proposals (confirming compliance with the Development Plan)
Ecology and Biodiversity	
CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)	<p>The preliminary ecological appraisal and roost assessment submitted with this application confirms that the site comprises unmanaged grassland and mixed scrub, with individual trees and an area of hardstanding. The site is not a priority habitat, however there are priority habitats found to be within 2km of the site. Whilst the site itself is not a statutory designated site, there are five found to be within 2km of the site as detailed within the accompanying report and therefore these have been considered accordingly.</p> <p>To support the application a preliminary bat roost assessment was undertaken. Survey concluded that whilst no evidence of bats was identified, the existing substation building on site provides some suitable roosting features and on this basis one further bat emergence survey is recommended and is in the process of being undertaken; an addendum providing the results of this survey will be provided in due course. In contrast, the trees identified on site were found as having no suitable roosting features and no evidence of bats was identified. The site as a whole, is considered to provide some foraging opportunities for local bat populations. A bat sensitive lighting strategy is also recommended and a lighting strategy can be required via planning condition and is welcomed.</p> <p>Reptile surveys were undertaken on the site in July 2025 (Tetra tech, 2025). The reptile survey was completed less than 18 months ago and site conditions have not materially changed; therefore the survey is considered valid. This survey identified a low population of slow worms onsite, with evidence suggesting possible breeding within areas of mixed scrub. As a result, mitigation measures, including exclusion fencing, translocation and habitat creation, are recommended to ensure compliance with wildlife legislation and planning policy. Relevant conditions are also welcome.</p> <p>Other notable habitat around the site includes the identification of one pond within 500m of the site (separated from the site by substantial roads and urban development). However, in this instance, the pond is on land outside of the applicant's ownership and access onto the site to survey the site for GCN could not be obtained. Therefore, because in this location there is not a District Licencing scheme in place, a mitigation strategy is presented in the accompanying preliminary ecological appraisal which suitably and sufficiently mitigates against any potential harm/disturbance to GCNs.</p> <p>A BNG assessment has also been submitted in support of this application. It confirms that at present the proposals will result in a net loss of -75.40% habitat units on-site. A post development assessment has also been undertaken, which demonstrates that a total of 1.11 units can be achieved on site with 3.86 units remaining in order to achieve 10% net gain; and these will be secured via an off-site unit scheme, secured through the standard BNG condition.</p> <p>In considering the ecological value of the site, a number of mitigation and enhancement measures are included, including:</p> <ul style="list-style-type: none"> • 3 bird boxes on mature trees • 3 bat boxes on the new building • Brash piles and/or hedgehog houses within the landscaped gardens • Gaps under boundary fencing to enable hedgehogs to move freely through the site <p>Having regard to the above, the proposal is therefore considered to be in accordance with policy CS11.</p>

Topic/Relevant Development Plan Policy	Applicant Assessment of Proposals (confirming compliance with the Development Plan)
Access, Highways and Transport	
CS20 (Transport and Access Strategy) DM11 (Planning for More Sustainable Travel) DM12 (Mitigating the Impacts of Travel) DM14 (Car and Cycle Parking on Development) (excluding residential)	<p>In terms of vehicular access, this is proposed to be taken from Lavant Drive, which is in accordance with the sites allocation under allocation policy H69. Pedestrian access is also proposed in the same location, which enables the site to suitably connect to existing pedestrian infrastructure. Sufficient visibility splays are demonstrated and tracking analysis confirms that vehicles can enter and exit the site in a forward gear.</p> <p>The Site is located within walking distance of a range of local services and facilities. The local area also benefits from pedestrian infrastructure, including footways on Lavant Drive and onward routes towards Leigh Road, Civic Centre Road, Havant town centre and Havant Rail Station. In addition, the site is accessible by cycle with 3km and 5km cycle catchments covering Havant town centre, Leigh Park, Bedhampton, Denvilles, Warblington, parts of Langstone, Emsworth, Waterloooville, Purbrook, Farlington and northern Hayling Island.</p> <p>The site is located in nearby to bus stops at the Parkway Centre and Old Copse Road (4 and 6 minutes' walk from the site respectively). The closest rail station to the Site is Havant Railway Station, located approximately 800m to the south of the Site and accessible within an approximate 10-minute walk. This station provides connections to Portsmouth, Southsea and London.</p> <p>The site has also been assessed against the BREEAM v7 public transport accessibility index, where the site achieves an index score of 3.90.</p> <p>In terms of trip generation, an assessment has been undertaken using the TRICS database. Based upon the assessment, the level of trip generation including through staff, visitors, servicing and deliveries, is considered to be modest and is not therefore expected to result in a material impact on the operation of the local highway network.</p> <p>A travel plan is also submitted with this application which includes measures to ensure the development appropriately encourages sustainable modes of travel. A condition to control this is welcome.</p>
Access, Highways and Transport(continued)	
	<p>With regard to parking, a car parking accumulation assessment has been undertaken to assess the adequacy of the proposed parking provision. The assessment indicates that up to 16 cars would be expected to park at the Site at any one time, equivalent to approximately 59% of the proposed 27-space car parking capacity. The proposed level of car parking provision is therefore considered sufficient to accommodate forecast demand without resulting in overspill parking on the surrounding highway network.</p> <p>Based upon the above, the proposal is considered to be in accordance with policies CS20, DM11, DM12 and DM14.</p>

Topic/Relevant Development Plan Policy	Applicant Assessment of Proposals (confirming compliance with the Development Plan)
Arboricultural Impact	
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)	<p>The arboricultural impact assessment submitted with this application concludes that the arboricultural impact of the proposal is considered to be of negligible magnitude, including the buildings proximity to protected trees.</p> <p>There are no ancient, veteran, notable or mature trees, no category 'A' or 'B' trees and no trees of high landscape value to be removed. There will be no adverse impact on trees protected by TPO. Furthermore, none of the existing trees on site that make an important or significant contribution to the character of the local landscape are to be removed. The four small category C individual trees and the one category C group to be removed will represent no alteration to the main arboricultural features of the site, only a minor alteration to the overall arboricultural character of the site and will not have an adverse impact on the arboricultural character and appearance of the local landscape.</p> <p>Notwithstanding the retention of all high quality and mature trees on the site's western boundary, some incursions into the RPA's of trees are proposed. However, the assessment concludes that these incursions are minor (no more than 5 metres to the trunks and no more than 18% of individual RPA's) and tolerable and the tree protection plan submitted presents sufficient mitigation measures to ensure that no significant or long-term damage to their root systems will occur.</p> <p>In consideration of the above, it is considered that the proposal is in accordance with policy DM8.</p>
Landscape	
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)	<p>The landscape strategy submitted with this application demonstrates a variety of new planting being introduced to the site, including a substantial number of new trees, hedgerows and areas of amenity grassland. This is in addition to the retention of the existing sites main landscape features.</p> <p>This demonstrates both the protection and enhancement of the site's natural features, which will benefit the site and the locality long into the future.</p> <p>Based on this the proposal is considered to be in accordance with policy DM8.</p>
Sustainability and BREEAM	
CS14 (Efficient Use of Resources)	<p>Policy CS14 requires all new non-residential development over 500sq, is required to meet BREEAM standard 'very good'. The BREEAM pre-assessment submitted with this application demonstrates and sets out the measures that have been taken to date and those that will be undertaken as the proposal progresses and concludes that the development proposed will achieve the 'very good' standard.</p>

Topic/Relevant Development Plan Policy	Applicant Assessment of Proposals (confirming compliance with the Development Plan)
Sustainability and BREEAM (continued)	
	<p>In addition, an energy strategy assessment accompanies this application, which confirms a host of sustainability measures that have been incorporated into the proposal. These include a passive design, high efficiency building fabric standards, high energy efficiency through its heating system - which will be powered by air source heat pumps, and PV array on the building's roof.</p> <p>Having regard to the above, the proposal is considered to make efficient use of resources and is therefore in accordance with policy CS14.</p>
Nutrient Neutrality	
CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)	<p>The site is situated within a nutrient neutrality catchment, and therefore will need to demonstrate nutrient neutrality. This is specifically in relation to nitrogen nutrients. As a result a nutrient neutrality assessment has been submitted in support of this application, alongside the Natural England calculator.</p> <p>The assessment confirms that the total amount of nitrogen that needs to be mitigated is 39.70 kgTN/yr.</p> <p>To mitigate this, the applicant will secure sufficient credits through an appropriate mitigation provider.</p> <p>The proposal therefore is in accordance with policy CS11.</p>
Archaeology	
CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)	<p>The site is not a nationally significant designated heritage asset and there are no World Heritage Sites, Scheduled Monuments, or Historic Battlefields lie within the Site or study area. As a result, the proposal will not result in any impact upon any designated archaeological asset. The accompanying Archaeological Desk-Based Assessment submitted with this application, confirms that there are not any previously recorded archaeological remains within the Site boundary.</p> <p>With regards to the archaeological potential of the site, a low potential is considered for all periods of human activity within the site boundary. Archaeological work undertaken adjacent to the site has demonstrated that significant modern ground truncation has occurred in the area due to the construction of the Oak Park School site in the mid-20th century and its subsequent demolition in the late-20th century. Therefore, a low potential has been attributed to all time periods. If any remains were to survive within the site boundary they would likely be of low (local) significance and would not preclude development within the site.</p> <p>Should there be a requirement to undertake any further archaeological fieldwork within the site boundary then this would be welcomed as a post-consent planning condition.</p> <p>Based upon the above, the proposal is therefore in accordance with policy CS11.</p>

Topic/Relevant Development Plan Policy	Applicant Assessment of Proposals (confirming compliance with the Development Plan)
Noise	
DM10 (Pollution)	<p>The noise impact assessment submitted with this application confirms that based upon noise from surrounding roads and the wider environment, the site is considered a “negligible risk” site under the Pro-PG, with noise levels less than the Lowest Observed Adverse Effect Level (LOAEL).</p> <p>The assessment demonstrates that the recommended maximum internal noise levels for each room use under BS 8233 can be achieved through the provision of suitable glazing and ventilation.</p> <p>In relation to plant included within the proposed building, a suitably worded condition would be welcomed to control this if deemed necessary. Similarly, a suitably worded condition requiring a CEMP is welcomed in order to assist in limiting and controlling noise at the construction phase.</p> <p>Based upon the above the proposal is in accordance with policy DM10.</p>
Ground Considerations and Contamination	
DM17 (Contaminated Land)	<p>A Phase II Ground Investigation report is submitted with this application and should be referred to in full in this regard. The report confirms that the presence of asbestos has been identified within the near-surface soils. Further testing was recommended and is being undertaken, the results of which will be shared with the LPA in due course. A suitably worded condition securing an appropriate remediation strategy in this regard will be welcomed.</p> <p>It is also identified that, according to the BGS and the National Geoscience Information Service, the site lies within an area where between than 5% and 10% of homes exceed the action level of 200Bq/m3 for radon gas. Therefore, basic radon protection measures are recommended as necessary and incorporated into the proposals.</p> <p>Based upon the above, and subject to the agreement of suitably worded conditions, the proposal is in accordance with policy DM17.</p>

The Planning Balance



7.1 On the basis of the analysis set out in the above section, it can be concluded that:

- The presumption in favour of sustainable development applies;
- Notwithstanding this, the proposal accords with the development plan where the development is in accordance with the sites adopted allocation;
- There are no 'adverse effects' arising from the proposals which would substantially outweigh the extensive benefits associated with the proposal; and
- There are no other material considerations that indicate the application should be determined unfavourably.
- As set out above, the Council is unable to demonstrate a five-year housing land supply, and the local plan is more than 5 years old. However, it is acknowledged that the policies of the Development Plan which would be considered 'out of date' (by virtue of Paragraph 11(d)) are however considered to be in accordance with the 'key policies' set out in the NPPF.

7.2 The presumption in favour of sustainable development applies here, in accordance with policies S3 and S4 of the NPPF and planning permission should be granted unless any adverse effects of doing so substantially outweigh the benefits of the proposal.

7.3 Notwithstanding this, the development proposed is in accordance with the development plan, where the site is allocated in the adopted development plan for the use and quantum of development proposed and where the proposal meets all specific technical requirements of the allocation.

7.4 The proposal will deliver an important number of benefits, as set out, which weigh heavily in the planning balance. The provision of 86 care bedspaces (equivalent 45 homes) on a previously developed and allocated site, should be viewed positively, particularly in the context of Havant's increasing housing requirements under standard method which was updated the December 2024 NPPF and remains in the August 2026 NPPF.

7.5 The lack of any adverse effects identified by the proposals therefore also means that adverse effects do not substantially outweigh the substantial benefits associated with the development proposed.

7.6 The NPPF notes that *"...the purpose of the planning system is to contribute to the achievement of sustainable development, by managing the use and development of land in the long-term public interest...."* Paragraph 15). Such development is to be achieved across the three overarching objectives of sustainable development (social, economic and environmental).

7.7 The proposal is considered to constitute sustainable development in the context of the policies set out within the NPPF and the Development Plan. In summary, the proposal is considered:

- **Environmentally Sustainable** - the site is located within a sustainable, suitable and accessible location, which is reflected by its allocation in the adopted development plan. The site is well located in terms of its proximity to existing public transport infrastructure, providing a viable transport option for both staff and visitors which reduces reliance on the private care and thereby helping towards low-carbon living in the future. Furthermore, the proposal provides an energy efficient building incorporating genuine sustainability measures and meets BREEAM 'very good'. Lastly the development proposed incorporates ecological enhancement measures through additional planting and landscaping, which in turn contributes towards a 10% biodiversity net gain and mitigates against the effects of climate change.
- **Economically Sustainable** – the proposal will generate economic benefits in terms of other increases in GVA, expenditure, etc both during construction and occupation stages. Revenue will be generated from the development, which will in turn provide support for local services and facilities, whilst also helping to reduce pressure and cost to the NHS.

- **Socially Sustainable** – the proposal will help to meet a significant need for care home provision, whilst providing an environment for residents that helps reduce isolation and improves wellbeing for residents. Alongside this, the proposal will contribute to the available housing via the release of family homes.

7.8 In this respect, and where the proposals represent sustainable development, the presumption in favour applies and the proposal can therefore be approved on this basis.

7.9 Furthermore, and as set out above, there are no other material considerations that indicate the proposal should be determined otherwise, and the proposal complies with the policy framework, including the Development Plan and the NPPF in all other respects.

7.10 There is an acknowledgement from the applicant that there will be a need to secure on-and-off-site contributions through a Section 106 Agreement and are willing to enter the same. This will be discussed further with the Local Planning Authority during the consideration of the planning application.



Community Consultation Leaflet

Appendix 1

An opportunity to express your views on the provision of a care home on Land at Lavant Drive, Havant



Image courtesy of Google

Perseus Land and Developments Limited are consulting the community on our proposals to provide a new care home on Land at Lavant Drive, Havant.

Perseus Land and Developments are a leading developer in the development of bespoke residential accommodation for older people, including care homes.

Our plans are in draft form, and we would welcome any feedback that you may have, as we finalise our proposals and prepare to submit a planning application.

Our vision is to deliver a new and bespoke 86-bedroom care home, that will help to provide much needed accommodation for the residents of Havant, and provide opportunities for local residents to remain living locally when their care needs increase.

The Proposed Site

The site has been vacant for some time, having previously been the site of the former Oak Park Secondary School. It is allocated in the Local Plan, with the adjoining site, for a care development.



We welcome your views

We value the views of the local community and would like to know your thoughts on our proposals.

Please provide your feedback, by email or phone, ideally by Sunday 21st June.

Alternatively, please get in touch using the contact details below.

Contact: ✉ jordan@gillingsplanning.co.uk ☎ 02382 358855

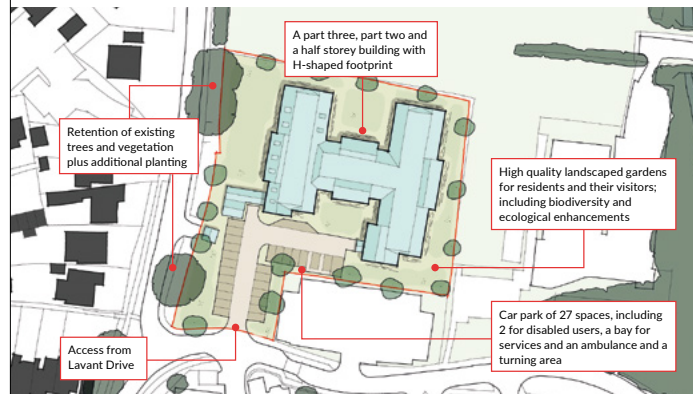
What are we proposing?

It is proposed to construct an 86-bedroom care home, set across a part three, part two and a half story building. The entrance is located to the south of the proposal with vehicular access from Lavant Drive.

We are still at the early stages of design, so are working on what the care home will look like – but the vision is to create a high quality home, using sustainable materials that fit into the local area.

Within the care home, alongside the bedrooms will be living and dining rooms, to provide a quality, homely environment for residents. The proposed accommodation will exceed Care Quality Commission standards with all residents provided with spacious, ensuite bedrooms.

Outside, the proposal includes 27 car parking spaces, 2 of which are for disabled users, and a bay for services. The proposal also includes refuse stores, cycle storage, space for air source heat pumps and extensive landscaped gardens.



Key Benefits

The proposal will bring the following significant benefits to the local area:

-  The provision of much-needed and high-quality care accommodation designed specifically for the elderly, providing opportunities for local residents to remain living locally when their care needs increase and helping to free up existing homes within the local area.
-  Economic benefits through employment opportunities and additional spending at the construction and operational stages.
-  Environmental benefits through the introduction of additional landscaping which in turn will enhance biodiversity.

We welcome your thoughts and comments on the proposal

Contact: ✉ jordan@gillingsplanning.co.uk ☎ 02382 358855

Relevant Policies

Appendix 2

Appendix 2 – Planning Policy Context

Havant Borough Core Strategy (adopted 2011)



The adopted local plan policies map identifies the site as:

- Allocated for mixed use development as part of a wider allocation
- Within the urban boundary

The following adopted policies are considered to be relevant to the proposal.

CS7 – Community Support and Inclusion

Development should be informed by community and stakeholder engagement, improve education and training opportunities, and provide services and facilities for older and vulnerable people, including Extra Care housing.

CS9 – Housing

Housing proposals should contribute to housing delivery, create mixed and balanced communities, achieve an appropriate density for the location, and provide accommodation that meets the needs of an ageing population.

CS11 – Protecting and Enhancing the Special Environment and Heritage of Havant Borough

Development should protect and enhance the borough's landscapes, biodiversity, habitats, heritage assets, wildlife corridors, settlement gaps and agricultural land, while incorporating mitigation measures and habitat improvements where appropriate.

CS14 – Efficient Use of Resources

Development should maximise resource efficiency, incorporate renewable energy where feasible, meet sustainable construction standards, improve water efficiency and reduce carbon emissions.

CS15 – Flood and Coastal Erosion Risk

Development must avoid increasing flood risk, be safe from flooding and coastal erosion, incorporate flood resilience and sustainable drainage measures, and provide appropriate flood warning and evacuation arrangements where necessary.

CS16 – High Quality Design

Development should achieve a high standard of design that respects local character, protects neighbouring amenity, promotes accessibility and community safety, enhances biodiversity and public spaces, and incorporates sustainable, adaptable design.

CS17 – Concentration and Distribution of Development within Urban Areas

Development should be directed towards sustainable locations within existing urban areas to support an appropriate pattern of growth. (Policy wording not provided.)

CS20 – Transport and Access Strategy

Development should minimise congestion, improve accessibility, encourage walking, cycling and public transport, provide safe and efficient access, and support sustainable transport infrastructure.

DM6 – Coordination of Development

Development should not compromise or prevent the future development potential of neighbouring sites.

DM7 – Elderly and Specialist Housing Provision

Specialist housing should provide suitable amenity space, integrate with its surroundings, minimise impacts on neighbours, avoid over-concentration of similar uses, and support the provision of Lifetime Homes and Extra Care Housing.

DM8 – Conservation, Protection and Enhancement of Existing Natural Features

Development should protect existing natural features, integrate them into site design, provide appropriate landscaping, and maintain connected green spaces and local landscape character.

DM10 – Pollution

Development should prevent unacceptable pollution affecting air, water, soil, public health or neighbouring amenity, and minimise the impacts of external lighting.

DM11 – Planning for More Sustainable Travel

Development should encourage sustainable travel through safe walking, cycling and public transport connections, appropriate parking provision, and layouts that promote active travel.

DM12 – Mitigating the Impacts of Travel

Development should mitigate its transport impacts through appropriate infrastructure improvements, transport assessments, travel plans and, where necessary, financial contributions or performance bonds.

DM14 – Car and Cycle Parking on Development

Non-residential development should provide practical and appropriately located car, motorcycle and cycle parking in accordance with adopted standards.

DM17 – Contaminated Land

Development on or near contaminated land should investigate contamination risks and implement any necessary remediation to protect people and the environment.

DM18 – Protecting New Development from Pollution

Development should ensure that future occupants are not exposed to unacceptable levels of air, noise, vibration, light, water or other forms of pollution.

Havant Borough Local Plan (Allocations) (adopted 2014)

HB3 Havant & Bedhampton Mixed Use Allocations

Includes sites that are allocated for mixed use developments, and includes H69. It confirms that Planning permission will be granted provided that detailed proposals:

1. Are broadly consistent with the indicative provision for the number of dwellings and/or floorspace.
2. Take account of all site specific development requirements set out in the relevant site profile.

Site Name:	Site Ref/Policy Number:
Former Oak Park School	H69
Description of Site: A brownfield site on the site of the former Oak Park School. Planning permission was granted for a new hospital to the north of the site in April 2009.	
Known Constraints: <ul style="list-style-type: none">• TPOs• Flood Zones 2 and 3 on the eastern boundary and in future Fluvial Flood Zone 3• Southern Water has advised that sewerage capacity in network closest to site is limited• Easement through the northern part of the site• Low to moderate potential for previously unidentified archaeological deposits	
Existing Transport Provision: <ul style="list-style-type: none">• A number of bus stops in walking distance• Walking distance of Havant Railway Station	
Existing Accessibility to Local Services/Facilities: <ul style="list-style-type: none">• Walking distance to Havant Town Centre	
Site Opportunities: <ul style="list-style-type: none">• To create a community health campus with a nursing home, extra care accommodation and a replacement health centre• New homes including affordable and extra care housing	
Policy H69 - Site Specific Development Requirements: <ul style="list-style-type: none">• Heritage Statement, of an appropriate level of detail, to support planning application• Employment and Skills Plan to support planning application• Design and layout should aim to retain and protect TPO trees• Access for the site will be from Leigh Road, Lavant Drive and/or River Way to the satisfaction of the highway authority• A Transport Statement is required to inform the planning application• Southern Water request connection to the sewerage system at the nearest point of adequate capacity• Appropriate easement from existing sewage/waste infrastructure• A coordinated approach needs to be taken to the delivery of this mixed use site	

Other Material Considerations

The following documents also form material considerations of relevance to this application:

- National policy (primarily set out in the National Planning Policy Framework, Planning Practice Guidance and National Design Guide);
- Additional guidance contained in Supplementary Planning Document (SPD) and other guidance.

National Planning Policy Framework

The NPPF was originally published in March 2012, and most recently updated in December 2024. It is material consideration in planning decisions. The following chapters and paragraphs are considered to be of relevance to this application:

The purpose of planning is to contribute to the achievement of sustainable development and **Paragraph 8** outlines the three overarching objectives of this:

- *'an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- *an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'*

Paragraph 9 advises that planning policies and decisions should play an active role in guiding development towards sustainable solutions, also taking local circumstances into account to reflect the character, needs and opportunities of each area.

Paragraph 10 sets a presumption in favour of sustainable development to ensure that sustainable development is pursued in a positive way.

Paragraph 11 sets out that plans and decisions should apply a presumption in favour of sustainable development. For decision-taking, this means:

- *'Approving development proposals that accord with an up-to-date development plan without delay; or*
- *Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i. *The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.'*

Footnote 8 notes that 'This includes, for applications involving the provision of housing, situations where: the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78); or where the Housing Delivery Test indicates that the

4

delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.'

Chapter 4 (Decision Making) advises that local planning authorities should approach decisions on proposed development in a positive and creative way and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decisionmakers should seek to approve applications for sustainable development where possible.

Chapter 5 (Delivering a sufficient supply of homes) relates to the delivery of a sufficient supply of homes and emphasises the Government's objective to significantly boost the supply of housing. **Paragraph 63** advises that the size, type and tenure of housing for different groups (including older people) should be assessed and reflected in planning policies. This specifically refers to retirement housing, housing with care and care homes.

Paragraph 78 notes that '*local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.*'

Chapter 6 (Building a strong, competitive economy) seeks to support economic growth and productivity accounting for local needs and wider opportunities and considering the needs of different sectors.

Chapter 8 (Promoting healthy and safe communities) seeks to deliver healthy, inclusive and safe places which promote social interaction; are safe and accessible; and enable and support healthy lifestyles. Local authorities should guard against the unnecessary loss of local services to enhance the sustainability of communities and residential environments. An integrated approach to the location of housing, economic uses and community facilities and services should be adopted.

Chapter 9 (Promoting sustainable transport) seeks to ensure that transport matters are considered at the earliest stages of development. **Paragraph 116** advises that development should only be refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Chapter 11 (Making effective use of land) gives substantial weight to the value of using suitable brownfield land. **Paragraph 124** notes that policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs.

Paragraph 128 notes that Local Planning Authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose, particularly where they would help to meet an identified need.

Chapter 12 (Achieving well-designed and beautiful places) advises that the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Design quality should be considered throughout the evolution and assessment of individual proposals.

Chapter 14 (Meeting the challenge of climate change, flooding and coastal change) seeks to secure a transition to a low carbon future ensuring that climate change adaptation, flood risk and coastal change is considered in new development.

Chapter 15 (Conserving and enhancing the natural environment) seeks to contribute to and enhance the natural and local environment, protect and enhance habitats and biodiversity and consider ground conditions and pollution.

5

Chapter 16 (Conserving and enhancing the historic environment) advises that in determining proposals that affect heritage assets, authorities should describe the significance of any heritage assets affected, including their setting with the level of detail required proportionate to the assets importance.

Planning Practice Guidance

On 6 March 2014, the Department for Communities and Local Government ("DCLG") launched the Planning Practice Guidance web-based resource. This includes a specific section on Housing for Older People.

Paragraph 001 (Reference ID: 63-001-20190626) states that: '*The need to provide housing for older people is critical. People are living longer lives and the proportion of older people in the population is increasing*'. This paragraph continues by stating: '*Offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems*'.

The PPG confirms that '*...The health and lifestyles of older people will differ greatly, as will their housing needs, which can range from accessible and adaptable general needs housing to specialist housing with high levels of care and support. For plan-making purposes, strategic policy-making authorities will need to determine the needs of people who will be approaching or reaching retirement over the plan period, as well as the existing population of older people*' (**Paragraph 003**, Reference ID: 63-003-2019-0626).

Paragraph 006, Reference ID: 63-006-2019-0626 also notes that '*Plan-making authorities should set clear policies to address the housing needs of groups with particular needs such as older and disabled people. These policies can set out how the plan-making authority will consider proposals for the different types of housing that these groups are likely to require. They could also provide indicative figures or a range for the number of units of specialist housing for older people needed across the plan area throughout the plan period*'.

Paragraph 007, Reference ID: 63-007-2019-0626 advises that local planning authorities can include provision of housing for older people in their annual monitoring reports.

Paragraph 008, Reference ID: 63-008-20190626 advises that: '*Accessible and adaptable housing enables people to live more independently, while also saving on health and social costs in the future. It is better to build accessible housing from the outset rather than have to make adaptations at a later stage – both in terms of cost and with regard to people being able to remain safe and independent in their homes*'.

Paragraph 010, Reference ID: 63-010-20190626 sets out the different types of specialist housing for older people including '*Age-restricted general market housing: This type of housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens, but does not include support or care services. Residential care homes and nursing homes: These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes*'.

The PPG goes on to note (at **Paragraph 012**, Reference ID: 63-012-2019-0626) that '*Plans need to provide for specialist housing for older people where a need exists*'.

Paragraph 013, Reference ID: 63-013-2019-0626 notes that '*It is up to the plan-making body to decide whether to allocate sites for specialist housing for older people. Allocating sites can provide greater*

6

certainty for developers and encourage the provision of sites in suitable locations. This may be appropriate where there is an identified unmet need for specialist housing.

Paragraph 014. Reference ID: 63-014-20190626 notes that 'It is for a local planning authority to consider into which use class a particular development may fall. When determining whether a development for specialist housing for older people falls within C2 (Residential Institutions) or C3 (Dwellinghouse) of the Use Classes Order, consideration could, for example, be given to the level of care and scale of communal facilities provided'.

Paragraph 015. Reference ID: 63-015-20190626 provides advice on how viability should be dealt with for specialist housing for older people, noting that 'Viability guidance states that where up to date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. Such circumstances could include types of development which may significantly vary from standard models of development for sale (for example housing for older people)'.

Paragraph 016. Reference ID: 63-016-2019-0626 advises decision makers to consider the following when assessing applications for specialist housing for older people, stating 'Decision makers should consider the location and viability of a development when assessing planning applications for specialist housing for older people. Local planning authorities can encourage the development of more affordable models and make use of products like shared ownership. Where there is an identified unmet need for specialist housing, local authorities should take a positive approach to schemes that propose to address this need'.

Paragraph 016a. Reference ID: 63-016a-2019-0626 advises plan making authorities to count housing provided for older people in their housing requirement.

Paragraph 019. Reference ID: 63-019-2019-0626 advises that the characteristics of a dementia friendly community include:

- 'Easy to navigate physical environment
- Appropriate transport
- Communities shaped around the views of people with dementia and their carers
- Good orientation and familiarity
- Reduction in unnecessary clutter
- Reduction in disorienting visual and auditory stimuli

In the PPG Housing supply and delivery chapter, **Paragraph 026** (Reference ID: 68-035-20190722) advises that housing for older people including Class C2 residential institution can be included within the 5-year housing land supply, based on the amount of housing released as a result. The Housing Delivery Test Measurement sets a ratio of 1.9 for communal households, including residential institutions.

7

National Design Guide

The National Design Guide was published by the Ministry of Housing Communities and Local Government. It builds on the guidance set out in the NPPF and its accompanying Guidance, and outlines the Government's priorities for well-designed places in the form of ten characteristics. As follows:



The ten characteristics of well-designed places

Supplementary Planning Documents and Guidance

- The Borough Design Guide Supplementary Planning Document (adopted 14th December 2011): sets out the council's design expectations with regard to new development and helps to identify and define the distinctive character and qualities of the borough that should be respectfully improved and enhanced through development.
- The Housing Supplementary Planning Document (adopted 27th July 2011): seeks to guide housing development within the borough, so that we plan for the right type, size and tenure of housing to meet the borough's needs.

8

- The Parking Supplementary Planning Document (adopted 27th July 2016, section 3 updated on 25th September 2019): sets out the standards for car and cycle provision in the borough.

9

Hampshire County Council

Cabinet Meeting Minutes

Appendix 3

HAMPSHIRE COUNTY COUNCIL

Executive Decision Record

Decision Maker:	Cabinet
Date:	21 March 2025
Title:	Care Home Improvement Programme Update
Report From:	Deputy Chief Executive and Director of Corporate Operations

Contact name: Rob Carr

Email: rob.carr@hants.gov.uk

1. The decision:

1.1. That Cabinet resolved to:

- Note the increased cost of the proposed care home programme from £173 to £218m and the increased cost of borrowing in the market.
- Note the reduced costs of buying residential and nursing placements in the care home market following the introduction of the Care Home Framework (CHF).
- Note that the combination of these two factors means that the original financial business case for the capital investment no longer stacks up.
- Agree that any further investment in the proposed schemes is halted.
- Authorise officers to look at the impact of this decision on the existing in-house homes with a view to bringing back a further report to Cabinet in due course.

2. Reasons for the decision:

- The County Council has reviewed the original business case to take account of known changes which impact the financial affordability of the proposed care home programme.
- The review has concluded that the increase in the scheme build costs (as a result of construction inflation), the increased cost of borrowing, and the reduction to the rates payable to care home providers following the introduction of the CHF make the scheme no longer affordable from both a capital and revenue perspective.

3. Other options considered and rejected:

The other option considered was to continue with the planned capital investment programme, but this was rejected as the scheme is not affordable

based on the updated build costs, increase in borrowing costs and the reduction to provider rates.

4. Conflicts of interest:

- Conflicts of interest declared by the decision-maker: None
- Conflicts of interest declared by other Executive Members consulted: None

5. Dispensation granted by the Conduct Advisory Panel: Not applicable

6. Reason(s) for the matter being dealt with if urgent: Not applicable

7. Statement from the decision maker: None

Approved by:	Date:
 Councillor Nick Adams-King Chairman of Cabinet	 21 March 2025

Councils Pre-application Written Response

Appendix 4



Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX
www.havant.gov.uk

T 023 9244 4019

Ms Typhaine Beard

Our Ref: GEN/26/00320
Direct Line: (023) 07803428039
Ask For: Abd I Dirir
Email: planning.development@havant.gov.uk

31 July 2026

Site Location: Land at Lavant Drive (Former Oak Park School), Havant, PO9 2AW
Re: Redevelopment of site with 86 bed care home.

Dear Ms Typhaine Beard

I am writing to you further to your enquiry received on the 22nd April 2026 regarding the above address.

The main issues in relation to this proposal are considered to be:

1. The principle of development
2. The impact on the character and appearance of the area
3. Residential amenity
4. Access and parking provision
5. Ecology, HRA and Biodiversity Net Gain
6. Flooding and drainage
7. Archaeology
8. Impact on trees
9. Community Infrastructure Levy requirements and S106

1. The principle of development

The site lies within the urban area as defined by Policies CS17 and AL2. As such the principle of development is acceptable subject to other material considerations. In addition, the site forms part of a mixed-use allocation including housing (90 dwellings), care home and community health uses under site reference H69 in Policy HB3 of the Allocations Plan. There is therefore a presumption in favour of sustainable development subject to other considerations including various site-specific development requirements set out within the allocation.

The Council's Five-Year Housing Land Supply Update (December 2025) indicates the Council has 1.3 years supply with a 20% buffer applied. This is below the five-year supply threshold, and as such there is normally a presumption in favour of sustainable development (para 11d of

the NPPF). The tilted balance means that permission should only be refused where the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

The site is not currently included in the five-year housing land supply position in whole or part. The PPG indicates that authorities are able to count housing provided for older people against their housing requirement, which is calculated on the average number of adults living in households, using published data. For example, an 86-bed care home would be equivalent to 45.3 dwellings (86 beds divided by 1.9 persons). As such, the development would have the potential to make a modest contribution to boost five-year land supply which should be afforded weight in the planning balance.

Paragraph 125 of the 2024 National Planning Policy Framework indicates that planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes, proposals for which should be approved unless substantial harm would be caused.

The Publication Building a Better Future Plan proposes to retain the site as an allocation (reference 7, SHELA references HA09 & HA10) for a 90-bed care home and 21 homes. Though it is noted that HA09 to which this pre-application relates was promoted for 21 dwellings through the Council's Call for Sites by NHS Property Services, whilst HA10 – the land to the north and east of the site was previously promoted for a 100-bed care home and 60 extra units by Hampshire County Council. Whilst the allocation in the emerging Local Plan envisaged the delivery of a care home on the wider site to the north and east, there would be no objection to the proposed care home on this part of the site.

The site forms part of the mixed-use allocation for housing, care home and community health uses on the Former Oak Park School site reference H69. As noted above, the pre-application site forms one of two landownerships – with the land to the north and east of the site owned by Hampshire County Council being promoted separately for older persons' housing. However, HCC's Regulation 18 Local Plan consultation response confirms the site is surplus to operational needs and is currently reviewing its planning and disposal strategy for the site. The covering letter confirms there is no known aspiration to deliver a care home on the adjoining land.

As such, it would need to be demonstrated that development would not undermine the future development of the adjacent site in separate ownership in accordance with Policy DM6. In this respect, the covering letter indicates that any application could be accompanied by illustrative plans for the wider site to demonstrate how the remainder of the allocation requirement could be secured across the wider site if required. This would be welcomed to demonstrate how suitable form of development could be achieved on the wider site.

HBC Policy confirms that there is a recognised need for care homes and other specialist forms of accommodation in the Borough for the ageing population in sustainable locations, taking account of the need to provide for a variety of care needs and flexibility to accommodate differing requirements of ageing care (and would contribute to achieving 450 extra-care dwellings between 2006 and 2026 in the Borough).

As set out in the consultee responses below, the Council's Planning Policy team have raised no objection to the proposed care home development, subject to other material planning considerations.

2. Character, appearance of the area and layout

Access for the site will be from Leigh Road, Lavant Drive or River Way which accords with the requirements of policy H69 of the Havant Borough Local Plan (Allocations) July 2014.

Whilst submitted in illustrative form, it is nevertheless incumbent that any application must demonstrate the design quality (both architecturally and in sustainability terms- see comments below) will be of a high quality and contribute to character and appearance of the area.

It is important the public realm is enjoyable and attractive. The car and highway should not dominate and create an environment that is harsh and unwelcoming. Large areas of hard surfacing given over to car parking can create a bland, uninteresting and unattractive environment for users and for buildings that address the space. In order to prevent this, the Council expects car parking spaces to be grouped in numbers no greater than five. Larger parking areas are expected to be broken up by at least two-metre-wide planting beds incorporating low-lying shrubs and trees with a vertical emphasis. Planting Should be designed to soften the appearance of parking areas, without preventing reasonable/surveillance.

The proposed contemporary design approach is considered acceptable in principle. However, the detailed design will need to be carefully developed to ensure that the scheme integrates successfully with and complements its surrounding context. The development should respect the character, appearance, and established pattern of development within the immediate area.

It is noted that to the south of the site stands the Oak Park Community Centre, a contemporary building of approximately 2.5 storeys in height. The development appears to have integrated successfully with its surroundings, without causing any significant harm to the character and appearance of the area, demonstrating that a building of a comparable scale and contemporary design can be accommodated within the local context.

Future application would be expected to include street-scene plans with any future application. In terms of boundary treatments brick walls should be used for any side boundaries adjoining public space or the estate roads. These should be softened by appropriate planting. The Council encourages developments of this nature to provide more soft landscaping, including trees, shrubs, and other planting, to improve the appearance and environmental quality of the development. In terms of parking the Council would not support tandem parking that is greater than 2 spaces.

HBC's design guide requires 20m minimum distances between first floor habitable room windows, plus 4m for each additional storey and where a dwelling faces a blank gable, 10m separation distance is required. At this distance issues concerning overlooking, outlook and overdominance would be overcome.

3. Residential amenity

The NPPF at paragraph 187 (criterion e) sets out national policy in relation to noise and air quality which seeks to prevent new development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans.

Any proposal would need to ensure that it would not result in an adverse impact on neighbouring occupiers, matters for consideration include; loss of light, loss of privacy, overbearing impact and noise disruption. The Borough Design Guide SPD contains guidance on these matters.

The nearest residential properties are located to the west of the site and are predominantly two-storey dwellings, with habitable room windows facing towards the proposed development. The principal-built form would be positioned more than 30 metres from these properties. Given this substantial separation distance, it is considered that the proposal would not have an adverse impact on residents' outlook or result in an unacceptable sense of enclosure. Notwithstanding this, it is important that the landscaping scheme, including tree planting along this boundary, is of a high quality and sufficiently robust to soften the visual appearance of the development and enhance its integration with the surrounding area.

Residential properties located to the east along Old Copse Road are also sufficiently separated from the proposed development. Accordingly, the proposal would not give rise to any material harm to the living conditions of existing occupiers in terms of outlook, daylight, sunlight, or privacy. To the south lies Oak Park Community Clinic building, and it is not considered that the scheme would adversely impact upon the amenity of the individuals within the building. The landscaping and tree planting in this location should be of a high quality and robust to soften the appearance of the proposal.

4. Access and parking provision

The proposals would need to ensure that appropriate parking provision is provided in accordance with Policy DM13 and the Council's Parking SPD. For sheltered housing, the notes under Table 4C of the Parking SPD are of relevance.

Regarding any future planning application, the development is of a scale that the applicant will need to provide a Full Transport Assessment. This will fully assess the transport and highway impact of the proposed development and identify suitable mitigation measures. The TA should set out the baseline traffic and transport conditions, provide trip generation and distribution information and assessment of local junctions using industry standard capacity models. The assessment should also review the latest available personal injury accident information for a five-year period and set out suitable mitigation proposals.

A Travel Plan will also need to be submitted, which should set out clear aims and objectives and include a costed action plan of measures to encourage sustainable transport choices to and from the site. The Travel Plan will need to meet the criteria set out in the Hampshire County Council Guidance on Development-related Travel Plans (2025).

The assessment should be based on parking provision and parking need and should demonstrate how and where parking needs will be met throughout a 24-hour period. The proposal includes provision for 28 parking spaces, including two designated accessible bays and a dedicated ambulance drop-off area. This should be justified based on an assessment of individual needs. Please see the consultee comments below. We would also expect you to provide spaces for visitors, in line with the Council's Parking SPD.

The Hampshire Highway Authority have their own pre-application advice service and it is strongly recommended you obtain advice from them prior to the submission of a planning application. In the consultation response at the end of this letter they have requested a full Transport Assessment and Travel Plan.

Parking provision should be provided within the site and should comply with the Council's Parking Supplementary Planning Document (SPD). [Parking Supplementary Planning Document | Havant Borough Council](#)

5. Ecology, HRA and Biodiversity Net Gain

NPPF, Circular 06/2005 and Natural England Standing Advice require that planning decisions are based on full, up-to-date ecological information and it is essential that all necessary survey, assessment and mitigation information is available to the Local Planning Authority prior to determination, particularly in the case of protected sites, habitats and species, which are a material planning consideration. This will enable the Local Planning Authority to determine the application on the basis of full knowledge about the potential ecological impacts of the proposal and to ensure that any impacts can and will be mitigated.

It is the responsibility of the applicant to determine if ecological impacts would occur as a result of development. Please see comments from the Council's Ecologist at the end of this letter, this sets out that any future proposal would need to be accompanied by detailed ecological assessment of the potential impacts of proposed development.

Biodiversity Net Gain (BNG) would be applicable. Further information can be found on our website [Biodiversity Net Gain | Havant Borough Council](#).

The site is located within 5.6km of Chichester and Langstone Harbour, which is a Special Protection Area and Ramsar site. Any net gain in dwellings on the site could result in an increase in recreational pressure on the SPA. As such, mitigation will need to be provided, this would be in the form of a financial contribution towards Solent Recreation Mitigation Strategy

(details available at www.birdaware.org/strategy) to be secured by a legal agreement.

The water quality in the harbour is also affected by excessive levels of nitrates which can come from a number of sources. Any application seeking a net gain in dwellings would need to be supported by a nutrient budget calculator (Using Natural England's latest excel sheet and guidance). A development would need to be 'nutrient neutral' as such, any increase in nutrients as a result of the development would need to be mitigated. The Council has a strategic mitigation package for which credits can be purchased and secured through legal agreement. (details available on our website: <https://www.havant.gov.uk/planning-policy/supplementary-planning-documents/nutrient-neutrality/nutrient-neutrality-overview>)

6. Flooding and Drainage

The site is located in Flood Zone 1 and is outside a future flood zone and therefore at low risk of river and coastal flooding.

This proposal would be considered major development and as such you would need to submit details of a SuDs scheme for surface water and a foul sewage assessment as part of a planning application. You are recommended to obtain advice from the Lead Local Flood Authority on this matter prior to the submission of any planning application. Without full details and consultation responses at this stage I cannot comment on the suitability of the location and size of the SuDs basin.

Southern Water request connection to the sewerage system at the nearest point of adequate capacity • Appropriate easement from existing sewage/waste infrastructure

Policy H69 of the Havant Borough Local Plan (Allocations) July 2014 states that 'Southern Water request connection to the sewerage system at the nearest point of adequate capacity'. Southern Water's consultation response to this pre-app is detailed at the end of this letter. You may wish to engage with them directly prior to submitting a planning application to ensure that this criterion is met.

7. Archaeology

There is low to moderate potential for previously unidentified archaeological deposits as such policy H69 of the Adopted Local Plan requires submission of a Heritage Statement with a planning application.

8. Impact on Trees

You would need to submit full Arboricultural information with any future planning application. The existing TPO trees should be protected during the course of the development. Furthermore, any future development should not result in an increase in pressure to fell or lop these trees. This should be considered when drawing up full plans and considering the relationship between the proposed scheme and the existing trees. Whilst we do not currently consult the County Arboriculturist on pre-application enquiries, officers strongly believe a greater separation distance will be required. Full consultation will be carried out on any future planning application. Please see the consultee comments from the Sustainability team.

9. Community Infrastructure Levy and S106 requirements

Details of CIL charges can be found on the Council's website: [Community infrastructure levy charging schedule | Havant Borough Council](#). Further information is available in the consultation response below.

Council's CIL team has commented on the pre-app and has set out the likely required S106 contributions, please see the end of this letter.

Other

Please refer to the consultee comments at the end of this letter. A full list of validation requirements can be found in our [local lists](#).

You should also submit a heritage statement, employment and skills plan in line with requirements of policy H69 of the Havant Borough Local Plan (Allocations) July 2014.

This scale of project would be eligible for a [Development Consultation Forum](#) ahead of any application being submitted.

Conclusion

The principle of the development of this site for care home development is acceptable subject to other material considerations. The development proposals would secure the redevelopment of a brownfield site within the urban area. The proposals would be supported in policy terms subject to other material considerations – notably that of the need to ensure the development of the site does not undermine development of land to the north and west of the site.

Please note that the above comments are the opinion of individual Planning Officers and are in no way binding upon the Council when determining any future applications for planning permission and nor will they prejudice the outcome of any applications submitted.

This advice also only relates to planning matters, and does not relate to any other application that may be required under 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 02392 446571

Yours sincerely
Abdi Dirir
Interim Principal Planning Officer
Our Ref: GEN/24/00320

Summary of consultee comments:

Community Infrastructure Officer CIL

CIL would not be sought for Class C2 care home

S106

Subject to statutory consultee responses we would expect the S106 to include (amongst any other site-specific obligations necessary):

1. Affordable Housing
2. HBC Monitoring Fees*
3. BNG On/Offsite Monitoring - Mitigation provided as part of BNG will require monitoring and occasionally enforcement over a period of 30 years and appropriate charges to cover the council's costs are sought. The charge is based on the size of the scheme and the highest difficulty of habitat creation.
4. Nutrient Neutrality** - Overnight accommodation will require suitable mitigation to mitigate against the increased nutrient load at the Solent European Sites, the developer will need to purchase third party mitigation and supply additional documentation in support of the planning application. Details of PFSH Schemes can be found here: [Potential Nutrient Mitigation Schemes - Partnership for South Hampshire](#). There is a separate charge to monitor third party agreements (see bottom of page). We have S33 Agreements with Knowle Farm, Warnford Park Estate and Whitewood Farm
5. SUDS/SUDS Bond (Bond not necessary if Southern Water have agreed to adopt SUDS once installed)
6. Potential on site Ecological Mitigation
7. Site Specific Transport Improvements (HCC)
8. Highway Works (HCC)
9. Others arising out of consultee responses

SEE THE HBC DEVELOPER CONTRIBUTIONS GUIDE FOR ADDITIONAL INFORMATION:

Latest version accessible from: <https://www.havant.gov.uk/community-infrastructure-levy>

***HBC Monitoring Fees:** As part of the 'Heads of Terms' it is necessary to include monitoring fees. The amended CIL Regulations effective 1/9/19 regularise the collection of S106 monitoring fees. Havant Borough Council also monitors and discharges all Hampshire County Council Covenants on behalf of the County and the charges below also apply for each Hampshire County Council Head of Term. We have an agreed schedule of charges:

From 1 April 2026

- £1,058 per non-financial head of term (outside the scope of VAT)
- 5% of cost per Havant Borough Council financial head of term (outside the scope of VAT)

This contribution is indexed in accordance with the CPI.

**Third Party Nutrient Mitigation Schemes

Havant Borough Council is responsible for ongoing monitoring of Third Party Nutrient Mitigation Schemes. When accepting mitigation from such schemes for example Warnford Park Estate, the Council will need to seek a payment from the applicant to contribute towards these costs. The amount payable will be 1% of the total overall kilogramme (kg) purchase cost.

HBC Ecologist

Any future submission should be accompanied by a proportionate level of ecological information. Whilst the site is not likely to be of significant ecological value in terms of vegetation communities it is highly likely to support various protected and notable species, including nesting birds and common reptile species. The applicant will need to ensure that they have understood any requirements for Biodiversity Net Gain (BNG) and is able to evidence any claim of exemption from BNG. BNG is mandatory for all planning proposals unless an exemption is demonstrated.

I would recommend that the applicant undertakes a BNG assessment using the Statutory Metric in order to provide a BNG baseline and an estimate of the post-development habitat calculation. I would expect any development proposal to incorporate ecologically-led landscaping elements appropriate to the local landscape. Landscaping should seek to maintain and enhance the local ecological network, ensuring that habitat corridors within the site and surrounding areas are not fragmented and are enhanced wherever possible. Proposed buildings should incorporate ecological enhancement features such as bat and bird boxes.

NPPF, Circular 06/2005 and Natural England Standing Advice require that planning decisions are based on full, up-to-date ecological information and it is essential that all necessary survey, assessment and mitigation information is available to the Local Planning Authority prior to determination, particularly in the case of protected sites, habitats and species, which are a material planning consideration. This will enable the Local Planning Authority to determine the application on the basis of full knowledge about the potential ecological impacts of the proposal and to ensure that any impacts can and will be mitigated.

Environmental Health

Environmental Health would have no objection in principle to the proposed development, however information concerning the following matters should accompany any future submission.

Air quality

An Air Quality Impact Assessment (AQIA) to consider suitability of the site and potential impacts to future residents. Also, potential emissions from construction activities and appropriate mitigation measures, and traffic emissions resulting from trips generated by the operational phase of the development. Appropriate mitigation measures should be designed into the development. The AQIA should comply with relevant guidance such as IAQM guidance 'Land-Use Planning & Development Control: Planning for Air Quality, 2017', DEFRA Local Air Quality Management (LAQM) Guidance (TG 22), Damage cost calculation derived from analysis using DEFRA Emission Factor Toolkit, and any relevant local government guidance.

Contaminated Land

Appropriate site investigation reports carried out in accordance with relevant guidance including the most recent version of BS 10175, LCRM and CLR11. A Phase 1 desk top study including an appropriate risk assessment would be the minimum requirement with subsequent investigations and remediation based on the findings.

Construction

A Construction Environmental Management Plan would be expected to outline construction methods and means of managing noise and dust emissions generated by construction activities. Control measures should comply with good practice guidance such as BS5228:2009 for noise and IAQM 'Assessment of dust from demolition and construction v2.2, 2024'. Construction hours should be limited to 0800 - 1800 Monday to Friday, 0800 - 1300 on Saturdays and not at all on Sundays or Public Holidays, unless previously agreed by the Local Planning Authority.

External lighting

Details of external lighting. This information should demonstrate compliance with ILP guidance note GN01 'The reduction of obtrusive light, 2021'

Noise

There is risk of the proposed development site being exposed to traffic noise from the surrounding local network, including Petersfield road. A desk top online mapping review also shows a railway line 500m to the south of the site. A noise impact assessment in accordance with relevant guidance, including ProPG 2017 and BS8233:2014, considering transport noise sources would therefore be expected. The report should be carried out by a suitably qualified acoustic consultant and include recommendations for an appropriate sound insulation scheme to protect future residents of the home if necessary.

The noise assessment should also consider impacts to existing residents and occupiers of the care home from any noise generated from any external plant installed at the care home (such as air sourced heat pumps, air conditioning units, and commercial kitchen extraction systems). Noise from external plant (including Air source heat pumps) should not cause adverse impact when assessed in accordance with BS4142:2014+A1:2019.

Potential noise impacts to occupiers of the care home from internal plant associated with laundry and elevators should also be considered and recommendations for appropriate remediation measures where relevant included.

Odour control

It is anticipated that a commercial kitchen extraction system and exhaust shall be installed. Details of the system and adequate means to control cooking odours would therefore be expected. Information should demonstrate that an appropriate risk assessment has been carried out and that odour control measures comply with EMAQ guidance document 'Control of Odour and Noise from Commercial Kitchen Exhaust systems, 2022'.

HCC Highways

Thank you for your consultation on the above pre-application submission. Please note that Hampshire County Council operates a chargeable pre application highway advice service for developers. If the developer wishes to receive detailed pre-application advice on highways matters further information and payment of the pre-application fee will be required.

Further information about our pre-application advice service can be found at the following link: Pre-application advice | Hampshire County Council (hants.gov.uk) Regarding any future planning application, the development is of a scale that the applicant will need to provide a full Transport Assessment. This will fully assess the transport and highway impact of the proposed development and identify suitable mitigation measures. The TA should set out the baseline traffic and transport conditions, provide trip generation and distribution information and assessment of local junctions using industry standard capacity models. The assessment should also review the latest available personal injury accident information for a five-year period and set out suitable mitigation proposals.

A Travel Plan will also need to be submitted, which should set out clear aims and objectives and include a cost-cutting action plan of measures to encourage sustainable transport choices to and from the site. The Travel Plan will need to meet the criteria set out in the Hampshire County Council Guidance on Development-related Travel Plans (2025). I trust that the above is clear, but please do not hesitate to contact me should you require any further information.

Sustainability Comments

Assessment:

Climate Change and Sustainability considerations are included in the below policies of the adopted local plan:

- CS13- Green Infrastructure
- CS14- Efficient use of resources
- CS16- High Quality Design

The Council adopted a new Climate Change Strategy and Action Plan outlining net zero targets for the Borough by 2045 and for the authority by 2035. Havant Borough Council declared a climate emergency in November 2024 to support its direction to make change and consider sustainability, further strengthening this by declaring a Nature Emergency in 2025. Therefore, weight should be given to applications aiming to encourage the installation of sustainable and low carbon technologies and designing out carbon.

CS13- Green Infrastructure

Policy CS13 supports the inclusion and enhancement of green infrastructure within development proposals. This can be from numerous areas such as the creation of community gardens, green space, parks and gardens and green corridors etc but it can also be from the inclusion of green walls and roofs. From the information submitted there are limitations to fully establish where elements of green infrastructure have been included. With any planning application it should be clear within the design as to where these measures are to be incorporated through a sustainability statement or a blue/green infrastructure strategy.

CS14- Efficient use of resources

Policy CS14 seeks to ensure that any planning application provides adequate land for waste management, incorporates renewable energy, achieves higher levels of carbon reduction and for non-residential development achieves the BREEAM 'Very Good' standard, unless proven to be financially or technically unviable in line with Policy CS14 of the adopted Core Strategy.

There is limited information in regard to how this policy is being met and therefore no further comment can be made in regard to this.

However, with a development of this scale it is possible to include measures to support sustainable, low carbon design and a sustainability statement should be submitted as part of any planning application.

Planning Policy

Policy Status:

The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the [Hampshire Minerals and Waste Plan](#), provide the development plan for the borough.

It should be noted that the Publication (Regulation 19) Building a Better Future is due to be considered at Full Council on Wednesday, 15 July 2026. If approved, consultation on the Publication Building a Better Future Plan will take place between 20 July 2026 and 9 September 2026. It may have weight albeit limited at the point that any subsequent planning application is determined.

The following policies are of particular relevance:

- CS9 – Housing
- CS16 – High Quality Design
- CS17 – Concentration and Distribution of Development within the Urban Areas
- CS19 – Effective Provision of Infrastructure
- CS21 – Developer Requirements
- DM6 – Coordination of Development
- DM10 – Pollution
- DM13 – Car and Cycle Parking on Residential Development
- AL2 – Urban Area Boundaries and Undeveloped Gaps between Settlements
- HB3 – Havant & Bedhampton Mixed Use Allocations
 - H69 Former Oak Park School

Principle of Development:

The site lies within the urban area as defined by Policies CS17 and AL2. As such the principle of development is acceptable subject to other material considerations. In addition, the site forms part of a mixed use allocation including housing (90 dwellings), care home and community health uses under site reference H69 in Policy HB3 of the Allocations Plan. There is therefore a presumption in favour of sustainable development subject to other considerations including various site specific development requirements set out within the allocation.

Paragraph 125 of the 2024 National Planning Policy Framework indicates that planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes, proposals for which should be approved unless substantial harm would be caused.

The Publication Building a Better Future Plan proposes to retain the site as an allocation (reference 7, SHELAA references HA09 & HA10) for a 90 bed care home and 21 homes. Though it is noted that HA09 to which this pre-application relates was promoted for 21 dwellings through the Council's Call for Sites by NHS Property Services, whilst HA10 – the land to the north and east of the site was previously promoted for a 100 bed care home and 60 extra units by Hampshire County Council.

Whilst the allocation in the emerging Local Plan envisaged the delivery of a care home on the wider site to the north and east, there would be no objection to the proposed care home on this part of the site.

Coordination of Development:

The site forms part of the mixed use allocation for housing, care home and community health uses on the Former Oak Park School site reference H69. As noted above, the pre-application site forms one of two landownerships – with the land to the north and east of the site owned by Hampshire County Council being promoted separately for older persons' housing. However, HCC's Regulation 18 Local Plan consultation response confirms the site is surplus to operational needs and is currently reviewing its planning and disposal strategy for the site. The covering letter confirms there is no known aspiration to deliver a care home on the adjoining land.

As such, it would need to be demonstrated that development would not undermine the future development of the adjacent site in separate ownership in accordance with Policy DM6. In this respect, the covering letter indicates that any application could be accompanied by illustrative plans for the wider site to demonstrate how the remainder of the allocation requirements could be secured across the wider site if required. This would be welcomed to demonstrate how a suitable form of development could be achieved on the wider site.

Parking:

The proposals would need to ensure that appropriate parking provision is provided in accordance with Policy DM13 and the Council's Parking SPD. For sheltered housing, the notes under Table 4C of the Parking SPD are of relevance:

3. Given the broad range of accommodation available and the varying needs of occupants the Council will consider the parking requirements of older people' housing on a case by case basis and will require a full assessment of individual needs to be submitted in the Design and Access Statement, Transport Assessment or other supporting information.

4. The assessment should be based on parking provision and parking need and should demonstrate how and where parking needs will be met throughout a 24 hour period. The performance of a comparable development should be provided where practicable. The following should also be provided in respect of the proposed development and any comparable development informing the proposal:

The supporting statement submitted with the pre-application enquiry indicates that the proposal includes provision for 28 parking spaces, including two designated accessible bays and a dedicated ambulance drop-off area. As set out above, this should be fully justified based on a assessment of individual needs within the supporting information as part of any forthcoming application. This should include a parking assessment, with reference to a comparable development as described within Note 4.

Five year housing land supply:

The Council's [Five Year Housing Land Supply Update \(December 2025\)](#) indicates the Council has 1.3 years supply with a 20% buffer applied. This is below the five year supply threshold, and as such there is normally a presumption in favour of sustainable development (para 11d of the NPPF). The tilted balance means that permission should only be refused where the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

The site is not currently included in the five-year housing land supply position in whole or part. The PPG indicates that authorities are able to count housing provided for older people against their housing requirement, which is calculated on the average number of adults living in households, using published data. For example, an 86 bed care home would be equivalent to 45.3 dwellings (86 beds divided by 1.9 persons). As such, the development would have the potential to make a modest contribution to boost five-year land supply which should be afforded weight in the planning balance.

Summary:

The development proposals would secure the redevelopment of a brownfield site within the urban area. The proposals would be supported in policy terms subject to other material considerations – notably that of the need to ensure the development of the site does not undermine development of land to the north and west of the site.

Furthermore, the Council is not currently able to demonstrate an up-to-date five-year housing land supply position. In the context of the tilted balance, permission should only be refused where the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

LLFA Local Lead Flood Authority

We are happy to provide pre-application advice however please be aware that this is a chargeable service and can be requested from our website: <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning>

If the applicant does not wish to take advantage of this service, please direct them to our website where additional guidance and a checklist is available identifying our requirements as LLFA.

Environmental Control

Our spatial record indicates that this site has been subject to some prior investigation under 08/68006/002 & 08/68006/003. I have a poor-quality scan of a Gifford Remediation Strategy and Verification Plan, but there's evidence of trial holes undertaken by Parsens Brinkerhoff & Soils Ltd. So I'd expect that there may be some other reports on file.

I have a note on the record querying status – as the development consented in '08/09 was not progressed, the applicant didn't seek to discharge the condition. As a result, we don't know whether the remediation was undertaken.

The wider site (masterplan area) has also been investigated, under APP/15/00303. A GeoEnvironmental Report from Enzygo found ash made soils infilling a former gravel pit – residential screening criteria were exceeded, and the report concludes that remediation will be necessary to support residential development.

Given these records, the Council will require that the site be made suitable for residential use – either by removal of contamination impacted soils, or via a scheme of clean cover. The Lavant runs in an open channel to the East of the site, and within a culvert to the North – where there are leachable contaminants, it may be that removal is the preferred strategy. Requirements will represent an additional cost to development, but will be routine, and would be very unlikely to materially threaten viability.

The applicant should consider contamination a material constraint. Environmental Health will seek a scheme of remediation/risk mitigation as a condition of development. Whilst I have not reviewed the investigation reports on file in any detail, I suspect that this may apply to both the current subject site, and to the wider masterplan area. I would direct the applicant toward the above-referenced planning files for further information & context.

Southern Water

Thank you for your correspondence, please see our comments below regarding the above application. Development Site is not within Southern Water's Water Supply Area. The development site is not located within Southern Water's statutory area for water supply services. Please contact Portsmouth Water, who are the relevant statutory undertaker. Insufficient Information provided: Condition: Construction of the development shall not commence until details of the proposed means of foul and surface water drainage disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

Tree Planting:

We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains. Reference should be made to Southern Water's publication "A Guide to Tree planting near water Mains and Sewers" https://www.southernwater.co.uk/media/pddob0vn/ds-tree-planting-guide-1_nwm.pdf and the Sewerage Sector Guidance (<https://www.water.org.uk/sewerage-sector-guidance-approved-documents/>) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

Connection to public sewer - capacity available desktop study over 50: Southern Water has undertaken a capacity check, and our investigations indicate that Southern Water can facilitate foul sewerage disposal to service the proposed development. Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get connected service:

<https://developerservices.southernwater.co.uk> and please read our New Connections Charging Arrangements documents which are available on our website via the following link: <https://www.southernwater.co.uk/developing-building/connection-charging-arrangements> We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

S106 Connection application:

Any new connections to the public sewerage system will require a Section 106 connection application to be submitted and approved by Southern Water Services. To make an application visit Southern Water's Get Connected service: <https://developerservices.southernwater.co.uk> and please read our New Connections Charging Arrangements documents which are available on our website via the following link: <https://www.southernwater.co.uk/developing-building/connection-charging-arrangements>.

Please note that, where there are separate systems available Southern Water will not allow surface water to connect into the public foul sewer. If this is not possible, please provide evidence that all other options have been explored. We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction work, an investigation of the sewer will be required to ascertain its ownership before any work commences on site. If this happens, please call our Customer Service Desk on 0330 303 0119.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119) Website: [southernwater.co.uk](https://www.southernwater.co.uk) or by email at: SouthernWaterPlanning@southernwater.co.uk

Yours faithfully, Future Growth Planning Team
[southernwater.co.uk/developing-building/planning-your-development](https://www.southernwater.co.uk/developing-building/planning-your-development)

For further information contact

Jordan Wiseman,
jordan@gillingsplanning.co.uk

Our Values

- ✓ We believe in happiness
- ✓ We do the right thing
- ✓ We make it personal
- ✓ We make a difference