

Application Number: APP/11/00015 (HBC)
10/03253/OUT (WCC)

HBC Ward: Hart Plain
WCC Parish: Denmead

Site Address: Land at junction of Main Avenue and Hambledon Road, Dukes Meadow
Development Site, Waterlooville

Applicant: Taylor Wimpey UK Ltd

Agent: DC Planning Ltd

Case Officers: Mrs S Smith (HBC)
Mrs J Lee (WCC)

13 Week Date: 14/04/2011

Proposal: Outline application for erection of extra care accommodation with approx 37No. units.

EHPBE Recommendation: **GRANT PERMISSION SUBJECT TO S106**

The purpose of this report is to inform Winchester City Council and Havant Borough Council of the planning issues relevant to the current application for development within the Old Park Farm part of the West of Waterlooville Major Development Area by Taylor Wimpey.

The site of the proposed development lies partly in Winchester City Council's area and partly in Havant Borough Council's area. In such a situation, legislation requires that the applicant must submit a separate application to each Local Planning Authority for the part of the site which falls within that administrative area. The applicant has therefore submitted two identical applications, one to each Council. Each application shows the whole development site for clarity rather than just the land within that Council's area. It should be noted however that each Council can only determine the application which falls within its own administrative area. For simplicity this report refers to "the application" in the singular, but this should be read as a reference to the two separate applications, one to be determined by Winchester City Council and one to be determined by Havant Borough Council.

1 Site Description

- 1.1 The site is an area of land of 0.326ha within the Taylor Wimpey part of the West of Waterlooville MDA, known as Old Park Farm. It is currently an open area of land on the south eastern corner of the junction of Hambledon Road with the Main Avenue, which is currently under construction. Main Avenue will be the main access serving the northern part of the MDA and will connect through to the Grainger part of the MDA to the south.
- 1.2 Whilst not yet apparent on site, there will be a deep landscape margin to the front of the site where it abuts Hambledon Road and the new Main Avenue. The distance back from the carriageway varies between 13m and 28m, and the margin will contain a large number of trees. The south east boundary of the site adjoins the residential area of Taylor Wimpey's Phase 2, and on the south western side of the site there will be a secondary road providing access to the Phase 2 area. Construction of this adjoining area recently commenced. On the opposite side of the Main Avenue from the site will be the large area of the Western Open Space which provides a very wide green area along the western side of the entirety of the Taylor Wimpey development.

Opposite the site on the Hambledon Road frontage is South Down View, a residential road of predominantly semi-detached dwellings.

- 1.3 The site is defined as an 'Employment' site, E1 in the Masterplan that was incorporated in the outline permission for the Old Park Farm/Taylor Wimpey part of the development. Its location and relationship to proposed uses can be ascertained from the plan detailing the phasing in the Appendices.

2 Planning History

- 2.1 The planning history relevant to the site and the broader MDA is detailed in Appendix B. The site is included within the area subject to the outline permissions 05/00500/OUT (WCC) and 05/40000/000 (HBC) for Old Park Farm which is the Taylor Wimpey part of the West of Waterlooville MDA.

3 Proposal

- 3.1 The site was shown as an employment area in the Taylor Wimpey Masterplan subject to the outline permissions for the Old Park Farm area of the West of Waterlooville MDA. As the extra care accommodation proposal is not considered to be 'employment' as defined in that permission, a reserved matter application is not appropriate. An outline application has therefore been submitted.
- 3.2 The proposal is in outline with all matters reserved. It is for extra care accommodation comprising approximately 37No. units; having been amended from the original proposal for approximately 38No. units.
- 3.3 Submitted with the application are drawings that are illustrative only, showing possible layout and elevations. The layout shows there to be 38No. self-contained flats that could operate as one or two bedroom units (as a second potential bedroom is annotated as guest bedroom or dining room). The applicant has however amended the description to refer to approximately 37No. units and a revised illustrative layout is expected. The layout for the building also includes a care office, activity rooms, wheelchair and buggy stores. There is a landscaped courtyard which some of the units overlook, roof gardens and balconies for those units above the ground floor.
- 3.4 Whilst a pedestrian entrance is shown to the centre of the frontage of the building, vehicular access is provided in the illustrated layout from the secondary access road to a parking area for 19No. cars.
- 3.5 In terms therefore of its physical layout, the development appears as a scheme for elderly residential units and this is reinforced by the fact that only 2 part-time employees are proposed as being specifically linked to this development. However, this application, when submitted to Winchester City Council, was accompanied by a second application for a nursing care home on the mixed use site M2, located on the Main Avenue opposite the Crescent that has been approved in the Phase 2 development. This is totally within the administrative area of Winchester City Council. That application reference is 10/03252/OUT and is being placed on the same agenda of the Winchester Planning Development Control Committee as this extra care accommodation application.

- 3.6 Further details have been provided to explain the links between the two schemes and to clarify the nature of extra care accommodation. The relevant details are:-
- Extra care fills the gap between home living and sheltered housing/residential or nursing care.
 - Independent living is possible with care and medical services on hand.
 - Care is offered by the adjacent nursing care home and that care can be tailored to meet individual requirements.
 - Automated call links to the nursing care home to be provided 24/7.
 - Meals can be provided by the nursing care home.
 - The 80 employees proposed for the nursing care home would be 'shared' with the extra care accommodation, and include nursing, admin, laundry, food, entertainment, transport, buildings and grounds maintenance, counselling and personal wellbeing.
- 3.7 The applicant has also made the offer that the two schemes could be tied through appropriate S106 obligations:
- No commencement of the extra care development until the contract is let for the building of the care home.
 - The same operating company to run both facilities.
 - There is a linked call system to the nursing care home.
 - There is an age restriction of 60+.
 - The lease for the extra care units to require that at least one occupant in each unit requires a minimum time/level of care each week; that care to be offered by the nursing care home. The minimum level of care to be defined.
- 3.8 With respect to the illustrated design of the scheme the key elements are:
- An architectural set piece.
 - 3 storey in height.
 - Extends tight on the Hambledon Road frontage, continuing the context of high density 3 storey frontages provided by the adjacent residential block which forms part of Phase 2.
 - The scheme echoes the curve of the road junction.
 - An oversailing mono pitch roof on the frontage
 - The elevations present vertical symmetry but include a horizontal emphasis through the roofline and balconies.
 - Large areas of glazing are proposed.
 - A butterfly roof is provided over the main 3 storey accommodation with the valley being above the central corridor between the inward and outward facing units.
 - The return to the secondary street steps down to a two storey flat roofed approach, with the inclusion of two 3 storey towers, the third floor of which provide gazebos to the roof garden behind.
 - Suggested materials are rendered walls with oak or cedar cladding panels and grey clay rainscreen panels to the second floor.
- 3.9 The approach to sustainability adopts a mixed mode system which
- Combines the natural 'stack effect' flow of air via chimney vents in combination with some air recycling.
 - Includes highly efficient gas boilers supplemented by wet-system solar panel collectors and air sourced heat pumps.

- The building to achieve a minimum BREEAM rating of Good, and seek to achieve a Very Good rating through the on-site renewables, a highly insulated fabric and further passive measures of dense internal walls.

4 **Policy Considerations**

The planning policy relevant to the proposal is provided in Appendix C.

5 **Statutory and Non Statutory Consultations**

Hampshire County Council

HCC Highways

No S106 requirement as long as the trip generation of the proposal does not exceed that from the same area of employment

Havant Borough Council

Economic Development

Supports Planning Policy view.

Environmental Health

Endorse the response of Winchester's Environmental Health team.

HBC Development Engineer

Queries the need for a Hampshire County Transport Contribution against the background of the S106 commitments associated with the Taylor Wimpey outline permission.

Planning Policy Team

Employment:

- The marketing details go a considerable way in meeting the requirements of Core Strategy policy DM3. More explanation is required about what uses the land was marketed for, and what enquiries were received.
- The uses and links proposed make the use of Use Class definitions outmoded. There will be clear links between the extra care accommodation and the care/nursing home. Those links will not only provide care but jobs. The proposed planning controls would formalise these links.
- The care required by at least one resident of each unit should be offered by the nursing care home.

Policy Principle:

- Whilst it is understood there is a need for this type of extra care accommodation, they need to be in the right place. Is this in a gateway building to a new business area? Will the development prejudice the rest of the employment area? The overall aspirations for the MDA to create a sustainable community must be considered. The extra care accommodation will provide very few jobs but the Council clearly does not want to safeguard land for employment that will stand vacant for years to come. Policy DM3 is a pragmatic policy that would prevent employment land being lost without proper marketing. Whilst it is accepted that the extra care units, together with the care home, are part of a sustainable community, the location of the proposal at the entrance to the wider employment zone may not be wholly appropriate. The decision needs to balance these various factors.

Urban Design and Landscaping Team

- Proposal only in outline but the site is a key gateway location and marker which should point the way to the rest of the employment uses within the site. A residential use cannot fulfil that role. Appearance and material would be decided as a reserve matter. Quite like proposed look.
- With respect to landscape, the development of the site right up to all boundaries restricts the potential for any landscape treatment to enhance the public realm. Fortunately we have the Taylor Wimpey highway landscape strip. Flowering climbers recommended on the south elevation to break up the elevation. Some trees and shrubs required for the central garden.

Winchester City Council

Environmental Health

Conditions proposed in respect of noise protection from road traffic, details of means of extraction, acoustic reports for air/refrigeration equipment, measures to ensure contaminated land is investigated and remediated; advice re hours of work and no burning on site.

Highway Engineer

The Development Engineer for Havant to respond.

Planning Policy

The current level of employment consented goes well beyond that required to achieve a reasonable level of self containment. The main facts are:

- Circa 23.5 hectares of employment land are currently consented on both the TW and Grainger sites.
- The adopted Havant CS requires employment floorspace that aims to create jobs for the new and existing residents, so that 25-40% of people within the MDA or within 1.5k of its boundary can work within this area. Although it is not clear how this would be calculated in respect of the people living within 1.5k of the boundary. The CS also identifies Dunsbury Hill Farm as a strategic allocation for employment.
- The consented floorspace would be predominantly B1 and B2 in a mixture of single/two/three storey buildings. This would loosely equate to around 190,000 sq m of floorspace if it is assumed that the average building height would be two storeys with 40% site coverage. If the mix was 50:50 B1 and B2, then as the average floorspace per worker in B1 is 20 sq m, and 30 sq m for B2, then the number of jobs created would be in the region of 7520.
- Given that the total population of the MDA is likely to be in the region of 6,600, out of which it is estimated that around 3,000 will be economically active (and already in employment), there is a danger of over provision of employment and increases in in-commuting as a consequence.
- There is currently believed to be around 80,000 sq m of vacant employment floorspace within a radius of 3-4 miles of the MDA, which when taken together with the strategically important land at Dunsbury Hill Farm makes a compelling case to relax the requirement for the current level of employment floorspace in the MDA.

Urban Design

- Further drawings required before an assessment of scale and enclosure can be provided.
- Difficult to ascertain difference between a block of two bedroomed flats and extra care accommodation. If general housing more pedestrian entrances could be provided onto the frontage.
- In terms of architecture there is strong order and cohesion along the main road frontages which has the potential to be an attractive way of addressing the corner and main junction. The elevation along the secondary street is more diverse.
- The success of the scheme will depend on the quality of detailing and materials. Traditional materials recommended (stock brick, render, oak cladding, metal windows, standing seam patinated zinc). Should avoid rainscreen panelling on this prominent corner site.
- Essential to provide the front entrance on the corner.
- Balconies should be more visually permeable.
- The design to the secondary street needs to be more active with some habitable accommodation.

Other

Environment Agency

No objection in principle but query raised regarding the surface water drainage system required for the Old Park Farm development.

6 Community Involvement

This application was publicised jointly in accordance with both Council's Code of Practice for Publicity of Planning Applications as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 13

Number of neighbour notification letters sent: 13

Site notice: Yes

Statutory advert: Yes

Summary:

- 6.1 Denmead Parish Council: Objection for the following reasons:
- (a) Do not object to the principle of care homes in the development area but object to location which is considered too close to the road which would be heavily used by traffic going to and from the HWRC and would therefore have a detrimental effect on those within the building from noise and fumes.
 - (b) With 7 acres of employment land allocated within the development an appropriate alternative area could be found.
 - (c) Design of building unacceptable because of north facing balconies of some units which would have a detrimental effect on the residents of those units.
- 6.2 One local resident:
- Important to have adequate parking facilities both in the care home and in close proximity. Concerned that Southdown View would be used as an 'overspill' car park.

6.3 Waterlooville North Community Board also received a presentation on the proposal and the discussion that followed included the following which relates to both the nursing home and the extra care proposal:

- Concern that the new access road for the household waste amenity site, which would be used by heavy lorries, was very close to the proposed building. It was confirmed that the proximity of the road to the building would be approximately 10m. The nursing home which was likely to be $\frac{2}{3}$ private and $\frac{1}{3}$ publicly funded, would be located further away from Hambledon Road.
- Provision of double bedrooms for couples in the proposed nursing home. It was confirmed that the rooms were of a generous size (17m sq excluding en-suite) allowing for flexibility with the size of beds and room for wheelchairs and hoists.
- Request for similar presentation to Denmead Parish Council. Taylor Wimpey representatives confirmed that they would be happy to arrange this.
- Change of road layout with closer proximity to power lines which provided the demarcation lines – definition of the Denmead Gap. It was confirmed that there had been no change to the road layout since the outline permission.
- Balconies were north facing. Taylor Wimpey representatives confirmed that some were north facing and would avoid the direct sunlight from which the main courtyard would benefit and thus provided a choice.
- Energy use. Both proposed developments would have a highly sustainable approach as per the Design Code with passive air movement throughout, aided by the butterfly type of roof. On site renewable energy would be used for many of the services. Occupants would pay a service charge for the Activities Officer, delivery of meals etc. Concern was expressed that activities etc would be biased towards paying residents. However, it was seen as important to foster community spirit and some activities would be opened to the wider community.
- Consultation with the Core Strategy with regard to the requirement for affordable housing and whether that would be available within the proposed development. Taylor Wimpey representatives reported that they had consulted the Core Strategy requirements but these related to housing. In their view the proposed development was not classed as residential properties, and did not therefore have to provide affordable homes. However, some would be accessed via public funding. The requirements for affordable housing would be met by homes being developed throughout the rest of the site.

7 Planning Considerations

7.1 It is considered, that against the background of the development plan and the outline consent that has been granted for the Taylor Wimpey part of the MDA, the main issues in respect of this application are:

- (i) Principle of development;
- (ii) Design and layout
- (iii) Residential environment
- (iv) Impact on neighbouring properties
- (v) Impact on Highways and Parking
- (vi) Other Matters

(i) Principle of Development

- 7.2 The site lies within the West of Waterlooville MDA, the principle of which was established through the Hampshire Structure Plan and the Local Plan policies WCC MDA1 and HBC MDA2. The HBC Core Strategy adopted 1st March 2011 now embodies the MDA policies in policy CS18, Strategic Site Delivery. Outline consent has been granted for the Taylor Wimpey part of the MDA with this application site being shown in the Masterplan as an intended employment site providing a gateway/landmark building. This was also carried through into the subsequently approved Design Code. As the proposal is not defined as an employment use under the outline (not B1/B2 or B8), the applicants have had to make an outline application for their extra care proposal. That proposal needs to be assessed against the development plan policies and the employment and design aspirations for this site within the MDA.
- 7.3 The Taylor Wimpey outline permission looks to provide 7.1 ha of employment land (B1,B2 & B8) as well as the Household Waste Recycling Centre (HWRC). The distribution as shown in the Masterplan parameter plan and the Design Code is adjacent to the west of the Main Avenue. The application site was shown as an 'entrance' employment site at the junction of the Main Avenue with Hambledon Road. The earlier outline Grainger permission provided for a further 12.5 ha of employment land and 7.19 ha for commercial use in the MDA. Since these permissions were issued the Havant Core Strategy has been adopted which has allocated a strategic site at Dunsbury Hill Farm in line with the PUSH priorities for the sub region which consequently downgraded the importance of the MDA for meeting wider employment needs. This is reflected in the Strategic Site Profile for the MDA in Core Strategy Policy CS18 which states as a development requirement the aim for new employment floorspace "to create jobs for new and existing residents, so that 25% to 40% of people who live within the MDA or within 1.5km of its boundary can work within this area and not commute out to work". Subsequently the revised outline Grainger application reduced the level of employment land from that which was previously approved.
- 7.4 Against this background the consultation response by WCC Planning Policy has calculated that there is in fact a danger of over provision of employment. Taken with the amount of vacant employment floorspace in close proximity to the MDA, and the strategically important land proposed at Dunsbury Hill Farm, the argument for a relaxation in the current level of employment can be supported. However, HBC Core Strategy Policy DM3 has been approved in order to ensure that employment land is not lost without proper marketing taking place. This is addressed below.
- 7.5 The use being proposed, extra care accommodation does not fall neatly into a use class. In physical terms the resultant building would appear as a block of elderly persons flats and such flats would not be classed as being an employment use. However it is proposed that at least one resident in each flat would require care and that care would be offered by the associated care home. This approach will result in a specialised form of care and by making demands on the nursing and care provision of the nursing care home, shares the employees (estimated at 80) based at that home. This approach to living, suitably tied by appropriate S106 obligations, will therefore help provide and sustain jobs. It is therefore considered that the use, in place of a standard employment use, can be acceptable subject to appropriate ties/restrictions.

The proposal is not contrary to development plan policies, will help to provide jobs and has provided a justification for deviating from the original intentions for the site as envisaged at outline stage. However, this should not be considered as setting a precedent and it is expected that in future the remaining employment land identified in the masterplan will come forward for that use.

7.6 On the matter of Core Strategy Policy DM3, the requirements for marketing of the site have largely been met, but some clarity with respect to a log of enquiries has been requested.

7.7 It is therefore considered that the principle of the use on a previously intended employment site in this area of the MDA is acceptable. However, it must be considered whether the introduction of the extra care use is appropriate on a key gateway entrance site. This issue is discussed under (ii) Design and Layout.

(ii) Design and Layout

7.8 Under the provision of the Masterplan and Design Code for the Taylor Wimpey development, the site is shown as being one that should contain a landmark building, 4 storey in height. It was clearly envisaged that the building would be an employment one. It must therefore be decided whether an extra care facility on the site can provide a suitable entrance statement to the MDA at this Hambledon Road junction. The design is not formally being applied for as the application is outline but there is a great deal of detail that illustrates the type of building envisaged for the site, and that is described in 3.10 and illustrated by the perspective provided in Appendix A. The building as illustrated follows the curve provided by the highway junction and is of a modern, clean design that will complement the architecture of the Taylor Wimpey dwellings approved to the east of the Main Avenue, and which abut the site. Opposite the site will be open space so the site will not be adjacent to any other employment users. If the nursing care home on the west side is approved by Winchester City Council for the mixed use area then this site will not be seen against the setting of any other office development. As the building will be the first seen as the site is approached from the rural gap to the west, between the site and Denmead, and is opposite residential dwellings in Southdown View, an individually designed extra care building could be suitable for this location. Indeed, both urban designers of the two authorities have responded positively to the suggested design subject to the need for some amendments and confirmation of the use of good quality materials. Additional illustrative material is being produced and Members will be appraised of the suggested amendments. It is therefore concluded that the proposal meets the Design Code requirements of a landmark building for the site

(iii) Residential Environment

7.9 The principle of residential development fronting Hambledon Road and the Main Avenue has been established through the Phase 2 permission for Taylor Wimpey. That scheme included suitable noise mitigation measures to ensure living conditions were acceptable. North facing balconies were also included on the apartments fronting Hambledon Road. The current proposal is located between 13m and 28m back from the new signalised junction of the Main Avenue and Hambledon Road. That margin will also be substantially landscaped. It is therefore considered that the inclusion of balconies to provide amenity areas for residents is not unacceptable in these circumstances. Furthermore, a condition to ensure the details incorporate noise mitigation measures is to be imposed to ensure a suitable internal environment in this location.

(iv) Impact on Neighbouring Properties

- 7.10 The only existing development in close proximity is the residential dwellings in Southdown View. These lie at a distance in excess of 55m from the proposed building, and within that distance is an existing hedge line on the north side of Hambledon Road and a proposed margin on the southern side. This relationship is considered acceptable.
- 7.11 With respect to approved development there is a 3 storey dwelling approved to the east of the site fronting Hambledon Road. The applicant is currently reconsidering the potential site layout to remove one of the flats to ensure that property would not be overpowered by the presence of the extra care accommodation. Consequently the applicant has proposed that the number of units be amended from approximately 38 to 37.

(v) Impact on Highways and Parking

- 7.12 As the site lies within the area of the Taylor Wimpey outline permission the highway and transport works and contributions for that permission were calculated on the basis of the site being utilised for employment purposes. Its use for extra care accommodation will, in fact, be a use that generates less trips on the highway network, and on this basis further transport contributions are not required.
- 7.13 With respect to other aspects, the vehicular access will need to be from the secondary road and that has been illustrated. Conditions concerning parking and access will be required but the illustrated provision of 19 spaces is therefore a ratio of 1No. space per 2No. units. The Havant Borough Residential Parking and Cycle Provision SPD does not have a category for extra care accommodation. It requires 1No. space per sheltered housing unit and 1No. space per 4 units in rest and nursing homes. The proposal for 1No. space per 2 units for the specialised type of care accommodation proposed is considered an acceptable level of provision. The staff providing care are to be based at the nursing care home site and their parking will be accommodated on that site. It is also, therefore, not considered necessary for there to be a Travel Plan for the extra care proposal.

(vi) Other Matters

- 7.14 With respect to the approach to sustainability the intended measures are considered sound but whilst the use maybe a hybrid between residential and care provicia as a building project, it is expected to be subject to the residential requirements of the Building Regulations. In that respect the code for Sustainable Homes rather than BREEAM will be applicable. The majority of the development is within the Borough of Havant and to that end the requirements of the Adopted Core Strategy should be applied. Policy CS14 currently requires that buildings meet code level 3 on completion. A condition is proposed to require this level is achieved.
- 7.15 It is proposed to include informatives to address hours of work, no burning of materials on site and that large scale plans will be required showing the detailing of the building in any reserved matters submission.

8 Conclusion:

- 8.1 For the arguments presented above it is considered acceptable to provide extra care accommodation on the site on the basis that it is subject to appropriate S106 obligations to tie it to the nursing care home subject to Winchester's planning application 10/03252/OUT. On that basis the proposal helps generate jobs. It is also considered that the design could be developed to provide a suitable landmark building on this important entrance site to the MDA, and that the environment for residents, the impact on future adjacent residents and the parking and highway arrangements will be acceptable.
- 8.2 On the basis that application 10/03252/OUT is approved by Winchester the application for the extra care accommodation is recommended for approval subject to S106 obligations and appropriate conditions. The S106 obligations are to ensure:
- No commencement of the extra care development until the contract is let for the building of the nursing care home.
 - The same operating company to run both facilities.
 - There is a linked call system to the nursing care home.
 - There is an age restriction of 60+ on the residents.
 - The lease for the extra care units to require that at least one occupant in each unit requires a minimum time/level of care each week; that care to be offered by the nursing care home. The minimum level of care to be defined.

RECOMMENDATION:

That the Executive Head of Planning and Built Environment at Havant Borough Council be authorised to **GRANT PERMISSION** for application APP/11/00015 and the Head of Planning Management at Winchester City Council be authorised to **GRANT PERMISSION** for application 10/03253/OUT subject to:

- (A) The completion of legal agreements under Section 106 of the Town and Country Planning Act 1990 and other relevant legislation, incorporating the terms set out above in para 8.2 of this report, such agreements to be to the satisfaction of the Head of Legal Services (Winchester City Council) and the Solicitor to the Council (Havant Borough Council), and
- (B) The following condition(s):
Typist – please omit the policy references from the reasons as these differ for Winchester
- 1 The development hereby permitted shall be begun before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of the grant of this planning permission.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Reason: In order to secure a satisfactory development.

- 4 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the detailed proposals for all of the following aspects of the same have been submitted to and approved in writing by the Local Planning Authority.

- (a) Access facilities for the disabled;
- (b) The measures to be taken to protect adjacent areas from excessive noise;
- (c) The manner of treatment of existing water courses and ditches;
- (d) The alignment, height and materials of all walls and fences and other means of enclosure;
- (e) Hardsurfacing proposals including surfacing materials;
- (f) The provision to be made for the parking, turning, loading and unloading of vehicles;
- (g) The provision to be made for the storage and removal of refuse from the premises;

- (h) The provision to be made for external lighting;
- (i) The areas to be used for contractors' vehicle parking and materials storage during (site clearance and) construction of the development;
- (j) The provision to be made for the parking of cycles.

Reason: To secure orderly development.

- 5 The building shall be used only for extra care accommodation and for no other purpose whatsoever including any purpose in Class 3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: In order to control the use in view of the special circumstances relating to its operation.

- 6 No externally visible or audible plant, machinery or structures required for ventilation or filtration purposes shall be installed at the premises until and unless details of the external appearance and acoustic performance of the same have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and/or occupiers of neighbouring property.

7 No development hereby permitted shall commence until a scheme for protecting the proposed extra care units from noise from the adjacent highways has been submitted to and approved in writing by the Local Planning Authority. Those dwellings shall not be brought into use until the implementation of all works forming part of such approved noise protection scheme has been completed in full accordance with all detailed components of such scheme.

Reason: To safeguard the amenities of occupiers of those dwellings.

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

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

b) A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a suitably qualified person to oversee the implementation of the works.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

9 Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person approved under the provision of condition 8 shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the remedial strategy approved under the provisions of conditions 8 has been implemented fully, unless varied with the written agreement of the Local Planning Authority in advance.

Reason: In order to secure satisfactory development and in the Interests of the safety and amenity of future occupants.

10 Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before an assessment of the potential contamination has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

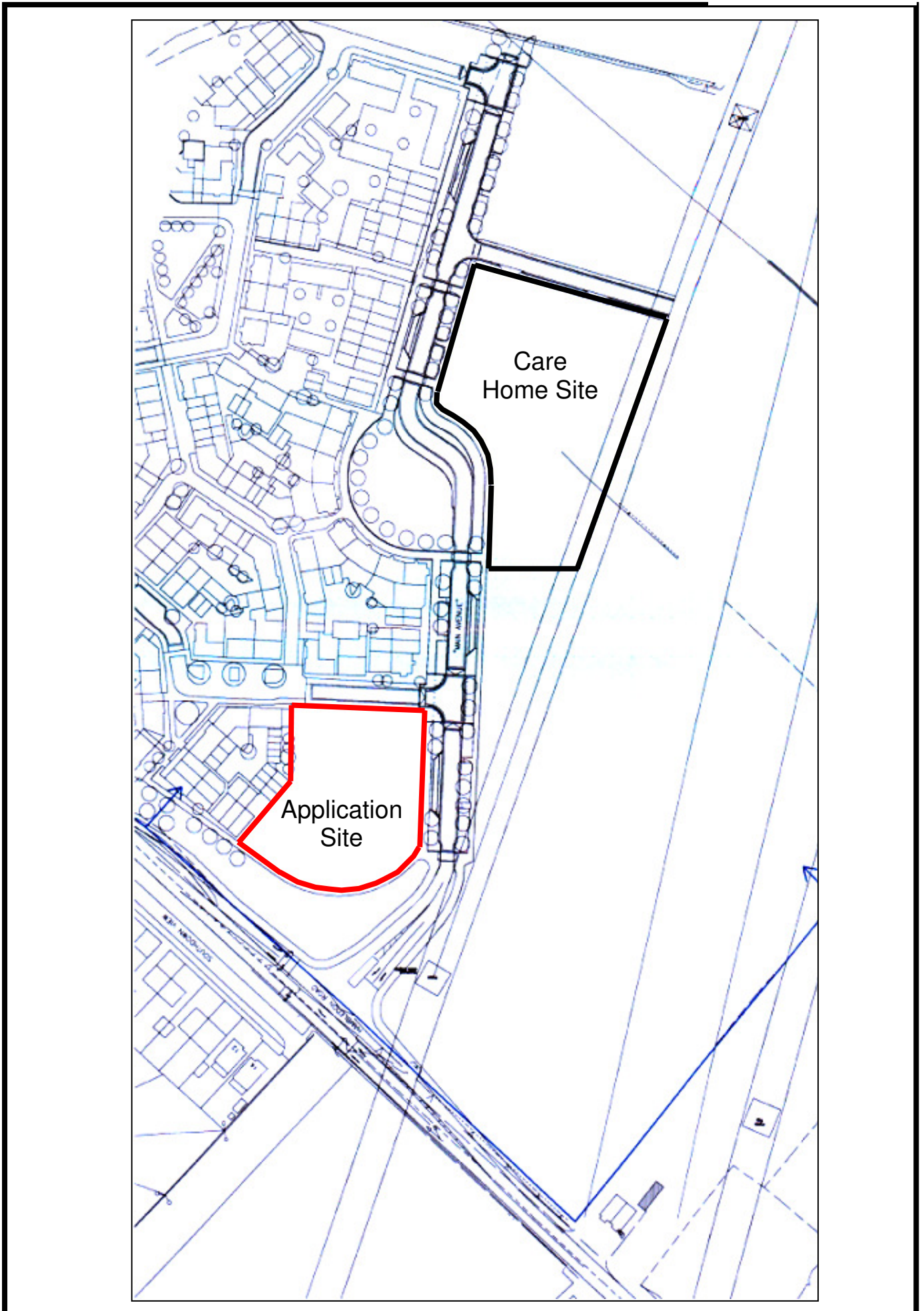
- 11 The development hereby permitted shall not be commenced until an Interim Certificate of Compliance with the Code for Sustainable Homes has been submitted to and approved in writing by the Local Planning Authority. The Certificate shall demonstrate that the development will attain a minimum standard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

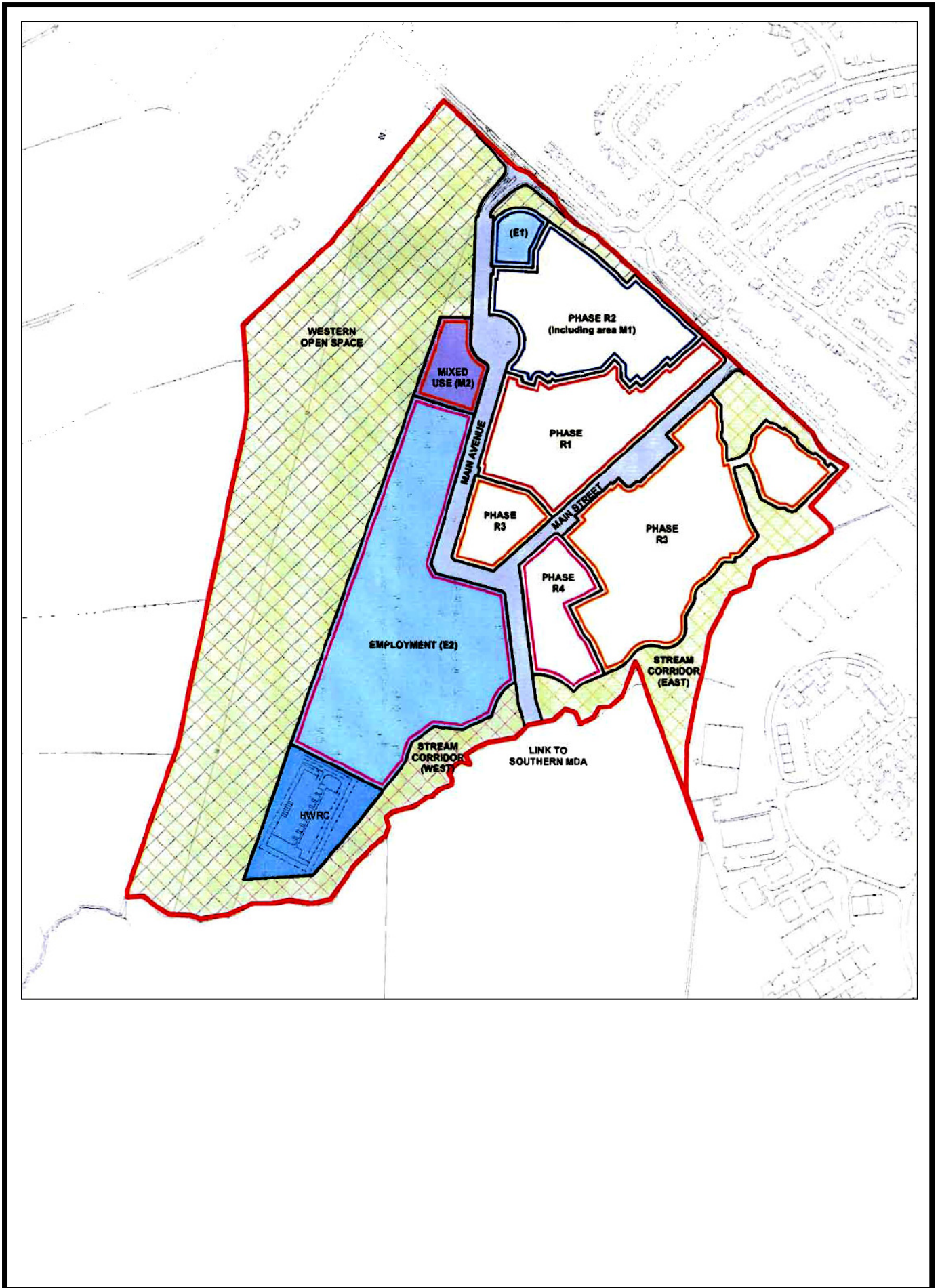
Reason: To ensure the development meets an appropriate level of sustainability measures.

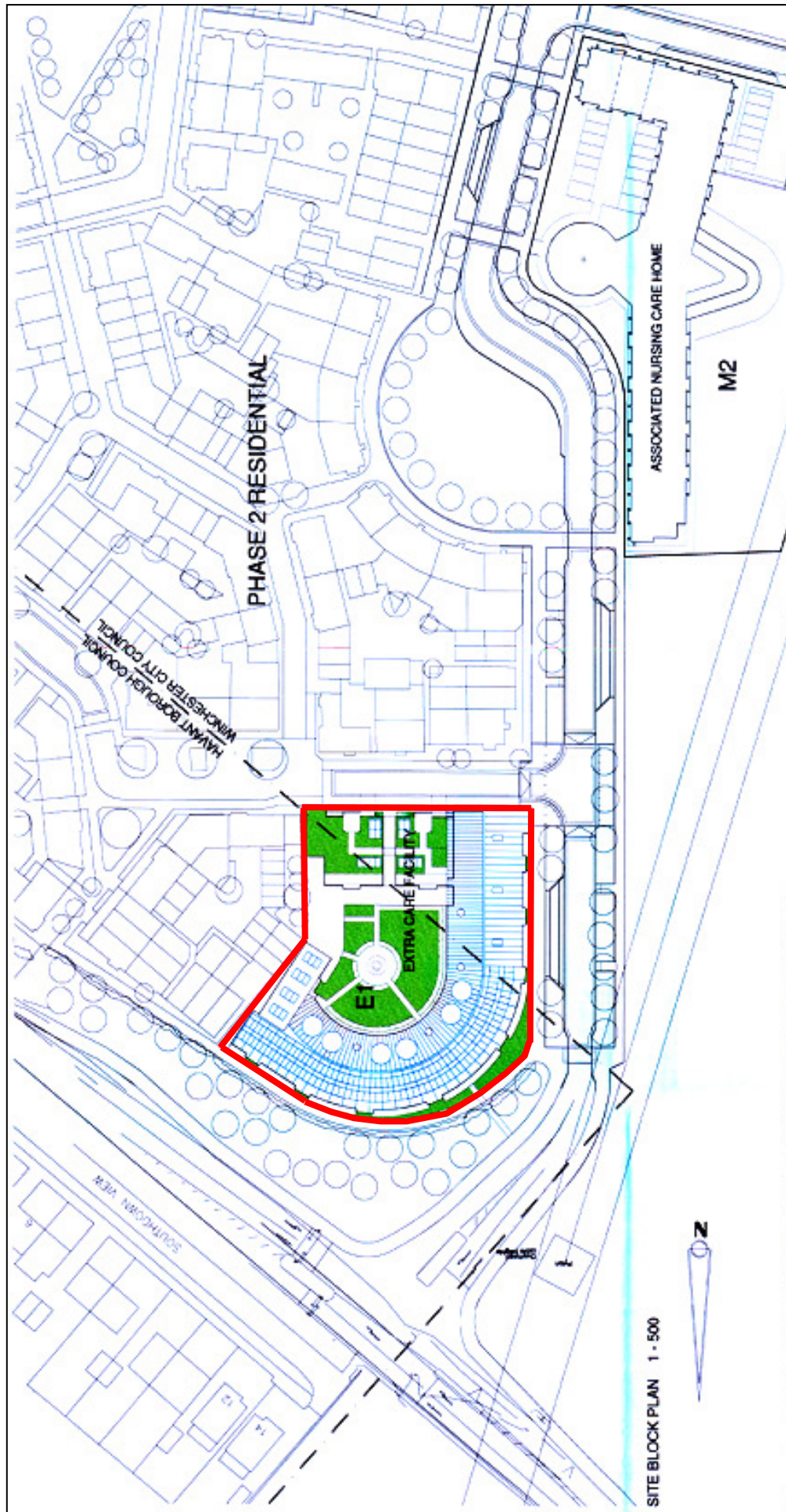
- 12 Condition detailing the plans approved by the Committees.

Appendices:

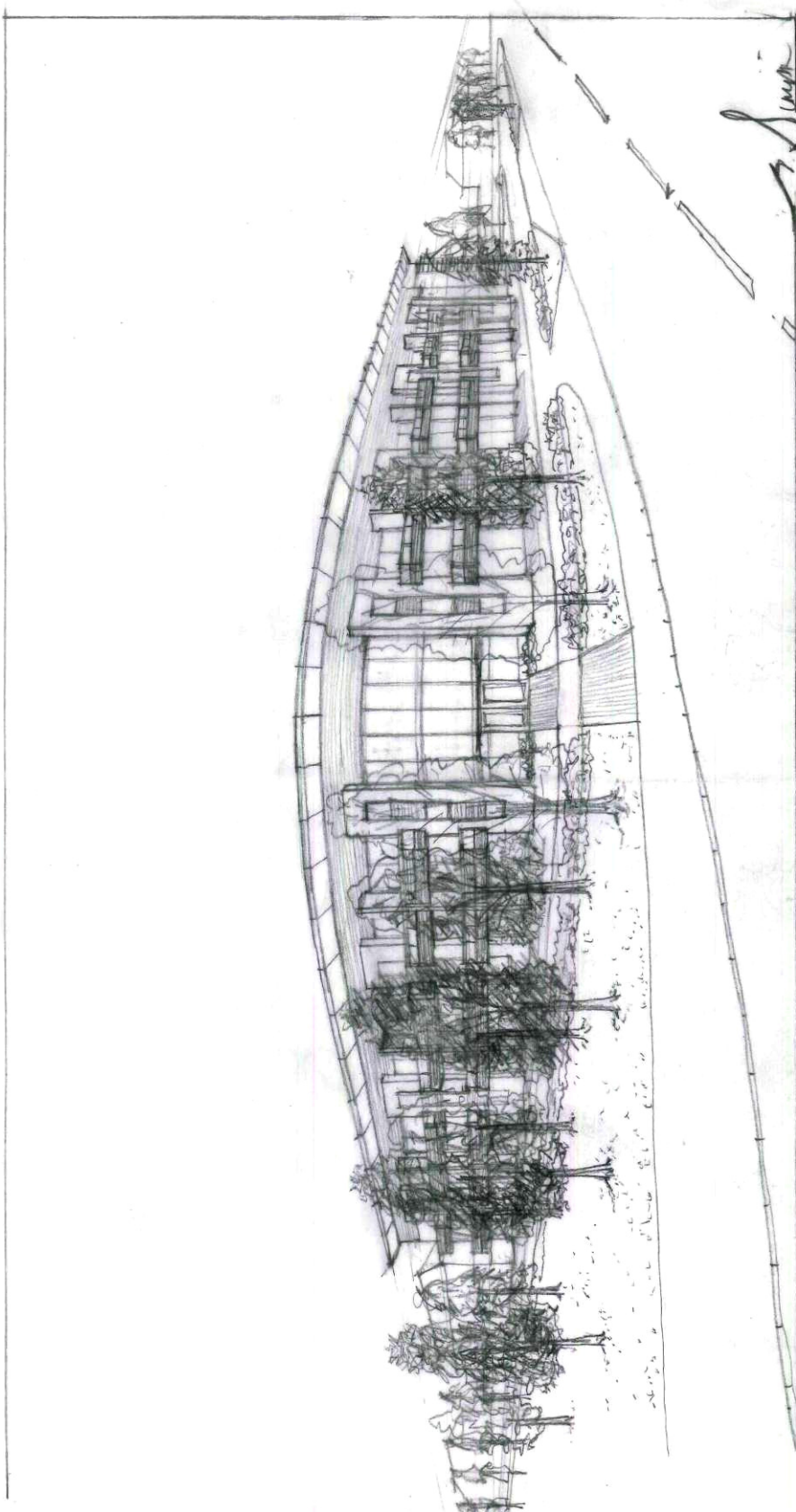
- (A) Plans:
 - (A1) Location Plan
 - (A2) Phasing Plan for Old Park Farm (Taylor Wimpey)
 - (A3) Illustrative Layout
 - (A4) Illustrative Perspective
 - (B) Planning History
 - (C) Planning Policy
-







APPENDIX A4



LIONEL GREGORY ARCHITECTS
JUNE 2011

SKETCH OF PLOT E1 FROM HAMBLEDON ROAD
PROPOSED EXTRA CARE ACCOMMODATION.

APPENDIX B

RELEVANT APPROVED & CURRENT PLANNING APPLICATIONS (Taylor Wimpey & Grainger)

Winchester City Council and Havant Borough Council have a number of planning applications which relate to this site and the adjacent site part of the MDA, as detailed in the list below:

TAYLOR WIMPEY

05/00500/OUT WCC and 05/40000/000 HBC Development of land for residential (450 units); live/work (24 units); employment (7.1 ha including B1, B2 and B8 and a Household Waste Recycling Centre), mixed use including retail, food and drink, financial/professional and health; open space/recreational purposes and the construction of two accesses from Hambledon Road (OUTLINE), permitted 04/01/2008.

08/00278/DIC WCC 08/40000/001 HBC Design Code submission relating to condition no. 06 on Outline Planning Permission 05/00500/OUT WCC and 05/40000/000 HBC on Land at Old Park Farm, approved 30/03/2009.

08/00269/REM WCC 08/40000/002 HBC Application for principal infrastructure, strategic landscape and site level details for proposed development at Old Park Farm, Waterlooville (reserved matters application with part clearance of outline planning conditions 7, 9, 12, 16, 21, 22, 24, 27, and 29 of 05/00500/OUT WCC and 05/4000/000 HBC), approved 21/09/2010.

08/00350REM WCC 08/40000/003 HBC. Reserved matter application for phase 1 of residential development for 110 dwellings, comprising 76 houses and 34 apartments in respect of outline planning condition 7 with relevant part clearance of outline planning conditions 6, 8, 9, 20, 21, 22, 24 and 33 of outline planning permission 05/00500/OUT WCC and 05/40000/000 HBC, on land at Old Park Farm approved 09/04/2009.

10/02353/REM WCC APP/10/00610 HBC Second phase of residential development (121 dwellings, comprising 54 houses and 67 apartments) along with 7 live/work units and 326 square metres (internal) of A1/A2/A3 floor space (reserved matters application under outline planning condition 7 with part clearance of conditions 6,8,9,21,22 and 24 of outline permissions 05/40000/000 (Havant) and 05/00500/OUT (Winchester) which provide for the development of land for residential (450 units), live/work (24 units), employment (7.1 ha including B1,B2 and B8 and a household waste recycling centre), mixed use including retail, food and drink, financial/professional & health, open space/recreational purposes & the construction of two accesses from Hambledon Road - Phase 2

(E2) Land At Old Park Farm Wimpey Site Part Of West Of Waterlooville MDA
Hambledon Road Denmead Hampshire - Application Permitted - 24/12/2010.

GRAINGER

06/02538/OUT WCC 06/40002/000 HBC. The development of land at Plant Farm for residential purposes to provide 1550 dwellings (including a portion of affordable units), the provision of 12.5 hectares of employment land (including B1, B2 and B8), 85 live/work units, mixed use land including 7.19 hectares of commercial uses, land for a primary school, a local centre, land for allotments, land for a cemetery, open space, recreation and play areas, construction of three vehicular access points to the public highway at Maurepas Way, London Road and Milk Lane, and associated infrastructure including a vehicular link to Old Park Farm, permitted 04/01/2008.

08/00351DIC WCC 08/40002/001 HBC Design code submission relating to condition no. 06 on outline planning permission 06/02538/OUT on Plant Farm site 06/40002/00 HBC, resolution to approve at Joint Committee of 17th June 2008.
Withdrawn

08/00352/REM WCC 08/40002/002 HBC Reserved matter application for provision of principal infrastructure plus associated landscaping (with full discharge of outline planning conditions 3 & 32 and part discharge of conditions 6, 8, 12, 14, 15, 17, 20, 24, 35, 36 and 39) in respect of Outline permission 06/02538/OUT WCC and 06/40002/000 HBC on land at Plant Farm, resolution to approve at Joint Committee of 17th June 2008. Withdrawn

10/02862/OUT WCC APP/10/0828 HBC Outline application for the development of approx 2,550 no. dwellings including the construction of a new access from Ladybridge Roundabout, Milk lane and completion of Maurepas Way access, a local centre (comprising retail, community building, land for healthcare, land for elderly care) public house, land for 2 primary schools, land for a nursery, land for employment uses, associated amenity space along with substantial green infrastructure, SuDS, land for allotments, main pumping station, land for cemetery, restoration of River Wallington, together with landscape structure planting (Matters for Approval Access only) Full planning application for the development of Phase 1 comprising 194 no. dwellings, internal roads, garages, driveways, pathways, boundary treatment, substation, pedestrian/cycleways, including to Maurepas Way, associated parking spaces, flood attenuation ponds, temporary play provision, associated amenity space and hard and soft landscape works. Full planning for engineering operations associated with infrastructure requirements and service provision for the detailed Phase 1 application, diversion

of temporary Public Footpath Havant no.11 and Southwick and Widley no.30.
Resolved to Permit subject to S106.

10/02882/OUT WCC APP/10/0827 HBC Extension to the time limit for
implementing outline planning permission 06/02538/OUT (Winchester) and
06/40002/000 (Havant). Current

RELEVANT PLANNING POLICY

The application site falls partly within the jurisdiction of Havant Borough Council (HBC) and partly within the jurisdiction of Winchester City Council (WCC). The current policy context therefore comprises the following documents:

National Policies

- PPS 1 Delivering Sustainable Development
- PPS 3 Housing
- PPG 4 Industrial, Commercial Development and Small Firms
- PPS 6 Planning for Town Centres
- PPS 7 Sustainable Development in Rural Areas
- PPS 9 Biodiversity and Geological Conservation
- PPS 10 Planning for Sustainable Waste Management
- PPG 13 Transport
- PPG 15 Planning and the historic environment
- PPG 16 Archaeology and planning
- PPG 17 Planning for Open Space, Sport and Recreation
- PPS 22 Renewable Energy
- PPS 23 Planning and Pollution Control
- PPG 24 Planning and Noise
- PPG 25 Development and flood risk

South East Plan 2009.

- CC1 – Sustainable development.
- CC2 – Climate Change
- CC4 – Sustainable Design and Construction.
- CC6 – Sustainable Communities and Character of the Environment.
- CC8 – Green Infrastructure.
- NRM2 – Water Quality
- NRM4 – Sustainable Flood Risk Management
- NRM5 – Conservation and Improvement of Biodiversity
- NRM7 – Woodlands
- NRM9 – Air Quality
- NRM 11 – Energy Efficiency/Renewables
- NRM12 – Combined Heat and Power
- NRM13 – Regional Renewable Energy Targets
- H3 – Affordable Housing
- H4 – Type and Size of New Housing.
- H5 – Housing Design and Density
- C5 – Managing the Rural – Urban Fringe.

C6 – Countryside Access and Rights of Way Management.
S1 – Supporting Healthy Communities
T4 – Parking
T5 – Travel Plans and Advice
W2 – Sustainable Design, Construction and Demolition.
W6 – Recycling and Composting.

Saved policies of the Winchester District Local Plan (Review_2006)

The main policy in respect of the MDA is;

Chapter 12 Major Development Area
MDA.1 West of Waterlooville

Other policies which are material in determining this application include:

Chapter 3 Design and Development Principles
DP.1 Planning Applications Supporting and Explanatory Information
DP.3 General Design Criteria
DP.4 Landscape and the Built Environment
DP.5 Design of Amenity Open Space
DP.9 Infrastructure for New Development
DP.10 Pollution Generating Development
DP.11 Unneighbourly Uses
DP.13 Contaminated Land

Chapter 4 Countryside and Natural Environment
CE.9 Site of Importance for Nature Conservation
CE.10 Other sites of Nature Conservation Interest
CE.11 New and enhanced sites of Nature Conservation Value
CE.17 Re-use of non-residential buildings in the countryside

Chapter 5 Historic Environment
HE.1 Important Archaeological sites
HE.2 Archaeological Assessments

Chapter 6 Housing
H.1 Provision for Housing Development
H.5 Affordable Housing
H7 Housing Mix and Density

<i>Chapter 9</i>	<i>Recreation and Tourism</i>
RT.4	Recreational Space for New Housing Development
RT.9	Recreational Routes

<i>Chapter 10</i>	<i>Transport</i>
T.1	Development Location
T.2	Development Access
T.3	Development Layout
T.4	Parking standards
T.5	Off Site Transportation Contributions
T.6	Integrated Transport Infrastructure
T.11	Road Schemes

<i>Chapter 12</i>	<i>Major Development Areas</i>
MDA.1	West of Waterlooville

Havant Borough Core Strategy Adopted 1 March 2011

Strategic Core Strategy Policies

- CS1 Health and Wellbeing
- CS2 Employment
- CS3 Skills and Employability
- CS4 Town, District and Local Centres
- CS6 Regeneration of the Borough
- CS7 Community Support and Inclusion
- CS8 Community Safety
- CS9 Housing
- CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough
- CS13 Green Infrastructure
- CS14 Efficient Use of Resources
- CS16 High Quality Design
- CS17 Concentration and Distribution of Development within the Urban Areas
- CS18 Strategic Site Delivery
- CS19 Effective Provision of Infrastructure
- CS20 Transport and Access Strategy
- CS21 Developer Requirements

Development Management Policies

- DM1 Recreation and Open Space
- DM3 Protection of Existing Employment and Tourism Sites
- DM6 Coordination of Development
- DM7 Elderly and Specialist Housing Provision

DM8 Conservation, Protection and Enhancement of Existing Natural Features
DM10 Pollution
DM11 Planning for More Sustainable Travel
DM12 Mitigating the Impacts of Travel
DM13 Car and Cycle Parking on Residential Development
DM14 Car and Cycle Parking on Development (excluding residential)
DM15 Safeguarding Transport Infrastructure

