

Item No: PDC 902
Case No: 10/03252/OUT / W19499/14
Proposal Description: Erection of a nursing care home with approx 82 beds (OUTLINE with all matters reserved)
Address: Phase 2 (M2) Land At Old Park Farm Wimpey Site Part Of West Of Waterlooville MDA Hambledon Road Denmead Hampshire
Parish, or Ward if within Winchester City: Denmead
Applicants Name: Taylor Wimpey UK Ltd
Case Officer: Mrs Jill Lee
Date Valid: 14 January 2011
Site Factors: County Heritage Site.
Recommendation: Application Permitted

General Comments

This application is reported to Committee at the request of Denmead Parish Council, whose request is appended in full to this report and because it is for major development.

This report refers to a new outline planning application which has been submitted on the Taylor Wimpey part of the West of Waterlooville major development area. The site known as M2 is linked with another application submitted on site E1 which is also on this agenda and which falls partly within Winchester City Council's area and mostly within Havant Borough Council. The application relating to site E1 is for an extra care facility which will be owned and operated by the same company operating the nursing care home on site M2.

Negotiations have taken place with the developer to secure improvements to the elevations and balcony appearance. These will be tabled and explained at this Committee.

Site Description

The application site covers an area of approximately 0.633 hectares within the Taylor Wimpey part of the West of Waterlooville major development area (MDA). The site is accessed off the Main Avenue which will eventually connect through to the part of the MDA being developed by Grainger.

The site is on the opposite side of the road to the "crescent" of houses which has just been approved as part of phase 2. The area currently comprises grassland and is defined by the high power overhead electricity lines and pylons that cross the western edge of the site. The Denmead gap (Winchester District Local plan 2006 Review) abuts the line of the overhead lines. Both site E1 and M2 were identified in the approved masterplan and design codes as being sites where landmark buildings of good quality contemporary design should be located. Indicative only plans have been submitted with this application to show how such a building can be located on the site with a nursing home use rather than straight employment.

The site is identified as a mixed use site on the approved masterplan and design code addendum approved as part of the original outline application (05/00500/OUT).

The access to the site will be off the Main Avenue although this matter is reserved for later approval. At the present time there is no built development adjacent to the site but phase 2 housing will be on the opposite side of the Main Avenue with the area of open

space in front of the “crescent” of houses and further employment uses on the adjoining parcel of land.

Relevant Planning History

The planning history relevant to the site and the MDA in general is attached to this report in appendix A. The site was previously included within the overall outline consent for the Taylor Wimpey part of the MDA which is reference 05/00500/OUT.

Proposal

The application site is located within a mixed use area approved as part of the original outline consent for the Taylor Wimpey part of the MDA. The proposed use is that of a nursing home which is suitable for a mixed use site as it contains elements of residential as well as employment which anticipates a full time work force of approximately 45 employees and a part time work force of approximately 35 employees.

The application has been submitted in outline form with all matters reserved for future appraisal. The illustrative drawings have indicated that it would be possible to provide a building with approximately 82 bedrooms on the site. The indicative plans also show pedestrian access being taken off the Main Avenue into the reception area of the building and vehicular access to 27 parking spaces and a loading and unloading area via two smaller accesses to the south of the site. A staff bike store is shown in the car park area. There is a large area of open undeveloped land left underneath the overhead electricity power lines.

Whilst applications for sites E1 and M2 have been submitted separately they are intended to be operated as one business. The proposal on site M2 is acceptable in its own right in terms of policy as it is a mixed use on a mixed use site. The proposal for site E1 fails to provide employment on a site identified for employment uses and so further information has been submitted in support of the applications. These details explain the links between the two schemes and to clarify the nature of extra care accommodation on site E1. 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, administration services, laundry, food, entertainment, transport, buildings and grounds maintenance, counselling and personal wellbeing.

The applicant has also offered S106 obligations which would tie the two schemes together:

- No commencement of the nursing 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.

Whilst these ties are not specifically required in relation to the application on site M2, mixed use area, they are required to make the complementary proposal on site E1, employment area, acceptable in policy terms.

The illustrative elevations show that a building with three storeys and a taller central element can be accommodated on the site and conform with the requirements of the design codes. The illustration shows a building of modern design constructed in render, oak panels with grey rainscreen tiles and a flat or monopitch roof which is a design approach that has been adopted elsewhere on the Taylor Wimpey part of the MDA. The illustrations are only indicative and all matters of design are reserved.

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.

Consultations

Engineers: highways:

No objection to the application, require a condition relating to car parking. (see condition 11)

Strategic planning:

No objection to the application.

Environmental protection:

No objection to the application but require conditions to cover noise and contaminated land issues. (see conditions 6 – 10).

Urban Design:

Based on illustrative plans not definitive proposal.

Building has strong order, rhythm and cohesion to the architecture and the rotunda will provide an elegant focus when moving south down the Main Avenue. The end of the north wing is interestingly articulated and appropriate to face the open space. Layout and location of car parking could be revisited as it detracts from the rotunda and well landscaped amenity space. Success of the scheme will depend on quality detailing and materials. Recommend use of traditional materials found in rural Hampshire eg: stock brick, render, oak cladding, metal windows, standing seam patinated zinc cladding. These materials will suit contemporary design. The use of rain screen panelling has not been popular with the community and should be avoided on this prominent site. Need a statement from applicant committing to high quality materials and provide large scale drawings at reserved matters stage.

Impact of electricity overhead lines on the amenity space needs to be carefully considered. Design codes propose a pedestrian connection from Main Avenue through to

the amenity space to the west which has not been provided for at this stage.

NHS:

No response received.

Environment Agency:

No objection to the application but require conditions which have been imposed (see condition 5).

National Grid:

No response received.

Representations and community involvement:

Denmead Parish Council: Object to the application.

Observations as follows;

Members did not object to the principle of providing care homes within the development area but objected to the proposed location of this site which they considered to be too close to the road which would be heavily used by traffic going to and from the waste recycling centre and would therefore have a detrimental effect on those within the building both from noise and fumes.

Members considered that with 7 acres of employment land allocated within the development an appropriate alternative area could be found.

From the plans available it would appear that part of the proposal encroaches into the Denmead Gap which is unacceptable and contrary to the adopted WDLP.

At the southern end of the proposed development there is a road which leads into the Denmead Gap for no apparent reason and Members considered that this could be terminated prior to the gap.

Waterlooville North Community Board.

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 10 metres. 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.

Relevant Planning Policy:

The relevant policy document references are attached to this report in appendix B.

Planning Considerations

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 that the main issues in respect of this application are;

Principle of development

Design and layout

Impact on the character of the area and residential amenities.

Highways and parking

Principle of development

The site lies within the West of Waterlooville MDA the principle of which was established through the Hampshire Structure Plan and the saved Local Plan policies of the Winchester and Havant local plans. Havant Borough Council adopted its Core Strategy on 1st March 2011 and this 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 mixed use site providing a gateway/landmark building. The proposed application is considered to be appropriate for a mixed use site as it has a mix of residential and employment. This conforms with the development plan policies and the approved masterplan and design codes.

The application site is identified in the masterplan as being suitable for the provision of a landmark building of good quality contemporary design. The indicative plans submitted with the application show that it is possible to build such a building which also complies with the design codes and provides a level of accommodation to make the site viable. There would be no encroachment into the Denmead Gap.

Although the application is made in outline, with all matters reserved, it is clear from the illustrative plans that the level of development proposed can be accommodated within the site in an acceptable way.

The principle of the development is therefore considered to be acceptable.

Design and layout

Because the application is submitted in outline, with all proposed matters reserved, the illustrative plans are purely to show that a level of development can be achieved in a satisfactory manner. The plans do however contain a level of detail which illustrates the type of building envisaged for the site even though the design is not being approved at this stage.

The Masterplan and Design Code for the Taylor Wimpey development indicates that the application site is one that should contain a landmark building and the illustrative design drawings show how it is possible to achieve such a building on the application site.

The building illustrated shows how it can respond to the “crescent” of residential buildings on the opposite side of the Main Avenue and respond to the open space to the front of the “crescent”.

The layout also indicates that the car parking and servicing areas can be provided without encroaching into the Denmead Gap and allowing for sufficient open amenity space to be provided. Details of landscaping are not provided at this stage but it is clear that the size of site will allow for adequate amenity space to be provided.

As the development progresses the nursing home will be seen against both residential and employment use buildings.

The scheme has been subject to comment by urban designers from both authorities who have responded positively to the suggested design subject to the need for some additional details and confirmation of the use of good quality materials. It is therefore concluded that the proposal meets the masterplan and design code requirements of a landmark building for the site which is also appropriate in its context and taking into account the future development of adjacent plots.

Impact on the character of area and residential amenities.

The application is in outline but detailed illustrative plans have been submitted to show how a quality landmark building can be achieved which is appropriate in its setting and consideration of how future adjacent sites will be developed. The indicative designs prove that a building with street presence fulfilling the landmark building requirement can be provided.

In respect of residential amenities there have been some concerns raised about the potential for traffic noise disturbance to residents of the home because Main Avenue is a major route which will serve the household waste recycling centre when built. The environmental protection officer has identified the need for a condition (06) to require the submission of a scheme to protect the development from noise from the road. This will ensure that suitable noise mitigation measures are implemented to protect the residential amenities of future occupiers of the site.

The appearance and layout, although not for approval at this stage, indicate that the site is capable of being developed in a manner which will have an acceptable impact on the character of the area and provide a landmark building which will aid legibility and provide interest along the Main Avenue.

The impact of the proposed development on the character of the area and the residential amenities for future occupiers of the scheme are therefore considered to be acceptable.

Highways and parking.

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 mixed use purposes. The use of the site for a nursing home will generate fewer trips on the highway network and on this basis further transport contributions are not required. No requirement for an additional green transport plan has been identified.

The illustrative access to the site is acceptable although the details will need to be submitted and approved at reserved matter stage.

The parking provision required for cars and cycles can be accommodated within the site whilst still allowing for amenity space and protection of the Denmead Gap.

The illustrative plans have shown that the highways and parking issues relating to the scheme can be satisfactorily addressed at the detailed design phase of the development.

Other Matters

In terms of sustainability, the applicant has indicated that the proposed development would be BREEAM 'good' or 'very good'. Winchester's Interim Policy Aspirations require non-residential development to be BREEAM 'very good'. In the case of this development 'good' or 'very good' would be achieved in a number of ways, as set out on page 3 of this report. Given the requirement of the authority's Interim Policy Aspirations it is considered that it would be reasonable to impose a condition requiring the development reach a 'very good' rating, unless there are compelling reasons why this will not be achievable in this case (Condition 12). It is considered that meeting the Interim Policy Aspirations would be acceptable and consistent with the overall objectives of Policy NRM11 of the South East Plan.

Recommendation

Application Permitted subject to the following conditions:

Conditions

1 The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

1 Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

2 Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

2 Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

3 Approval of the details of the appearance, layout and scale, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

3 Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

4 Plans and particulars of the reserved matters referred to in condition 3 above relating to the siting, design and external appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.

4 Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

5 No development shall begin until details which demonstrate the feasibility of a strategic surface water regulation system for the whole of the application site have been submitted to and approved in writing by the Local Planning Authority. Further to this approval, no development on individual plots/phases shall begin until the design of the surface water drainage system for that plot/ phase supported by detailed calculations and implementation program has been submitted and approved in writing by the Local Planning Authority. That plot/phase must not be built other than in accordance with the approved details and the strategic water regulation system must be implemented to a point where by that particular plot/phase can be serviced. The strategic surface water regulation system for the whole site must ensure that the runoff is controlled through the use of sustainable drainage systems and that for the range of annual flow rate probabilities, up to and including the 1% annual probability storm, the developed rate of runoff is no greater than the greenfield rate of runoff for the same event. The drainage arrangement should also be such that the volumes of surface water leaving the site are no greater than pre-development. The scheme shall include a maintenance program and establish future management responsibility for the system.

NB If a phased approach is adopted, the downstream system must be completed in order to minimise the risk of flooding. No plots/phases shall be allowed to discharge runoff un-attenuated and untreated into receiving water courses dependant on future phasing downstream.

5 Reason: In order to reduce the risk of flooding.

6 Details of a scheme for protecting the proposed development from noise from the road traffic shall be submitted to and approved by the local planning authority in writing before development commences. Any works which form part of the approved scheme shall be completed before the building is occupied unless an alternative period is agreed in writing by the local planning authority. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

6 To ensure that acceptable noise levels within the dwellings and the curtilage of the dwellings are not exceeded.

7 Details of the means of extraction of fumes from the premises shall be submitted to and approved in writing by the local planning authority and shall be installed before the use hereby permitted is commenced, and thereafter maintained and operated in accordance with the approved details.

7 In the interests of the amenities of the adjoining properties.

8 Before air conditioning / refrigeration equipment is installed and operated on the premises, a full acoustic report shall be submitted and approved in writing by the local planning authority. The equipment shall be installed and maintained in accordance with the approved scheme.

8 To protect the amenities of the occupiers of nearby properties.

9 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 - code 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 LPA:

a) A desk top study and conceptual model documenting all the previous and existing land uses of the site and adjacent land;

b) 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;

c) 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.

9 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.

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

11 The car park shall be constructed, surfaced and marked out in accordance with the approved plan before the development hereby permitted is brought into operation. The area shall not thereafter be used for any purpose other than the parking and turning of vehicles.

11 To ensure that adequate on - site parking and turning facilities are made available.

12 No works on the development hereby permitted shall commence until a BREEAM 2008 pre-assessment for that element of the scheme has been submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority. This submission shall demonstrate how the development will achieve a minimum rating of 'very good' under the BREEAM 2008 method of assessment. Thereafter, the development shall not be carried out other than in accordance with the approved assessment, or any subsequent revision approved in writing by the Local Planning Authority, which shall achieve a minimum rating of BREEAM 'very good' or other such rating as may be agreed by the Local Planning Authority. No building shall be occupied until such time as it has achieved a minimum rating of BREEAM 2008 'very good'.

12 In order to ensure a sustainable form of development consistent with the objectives of PPS1 – delivering sustainable development and Climate Change and the objectives of the Local Planning Authorities Interim Policy Aspirations.

Informatives:

This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

The Local Planning Authority has taken account of the following development plan policies and proposals:-

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
Chapter 8	Town Centres, Shopping and Facilities
S.F.6	New Facilities and Services
Chapter 9	Recreation and Tourism
RT.4	Recreational Space for New Housing Development
RT.9	Recreational Routes
Chapter 10	Transport
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

All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hours Monday to Friday and 0800 and 1300 hours Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

During construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

The applicant is advised that large scale plans showing the detailing of the building will be required by condition 3.

APPENDIX A

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

