

Supplementary Planning Information

**HAVANT BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE
17 December 2015**

Dear Councillor

I am now able to enclose, for consideration by the Development Management Committee on 17 December 2015 , the following supplementary planning information that was unavailable when the agenda was printed.

| Agenda No | Item |
|------------------|-------------|
|------------------|-------------|

| | |
|------|-----------------------------------------------------------------------|
| 9(1) | <u>APP/15/00950 - 108-110 Elm Grove, Hayling Island</u> (Pages 1 - 8) |
|------|-----------------------------------------------------------------------|

| | |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proposal: | Demolition of retail unit and associated outbuildings and redevelopment to form 44No. sheltered apartments for the elderly including communal facilities, access, car parking, landscaping and substation. In addition, provision of 1No. retail unit with flat above with associated parking and landscaping. |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

This page is intentionally left blank

Site Address: 108-110 Elm Grove, Hayling Island

Updated: 16 December 2015

3 Proposal

Further to the Site Viewing Working Party visit to the site on 10th December 2015, a section drawing has been received from the applicant's agent showing the relative heights of the proposed building in relation to the adjacent building to the south. The section drawing is attached.

6 Community Involvement

Fourteen additional representations received to date (total no. of representations currently received: 33)

Further detail of representations received from local residents:

Objecting to proposal on grounds of:

- A3023 is already understood to be operating over capacity according to Hampshire Highways department;
- Bin storage facilities should be made available within the complex and away from the main road;
- The Transport Statement refers to amenities/services being available in the vicinity; a number of which have, or are anticipated to, close;
- Query as to amount of employment to be generated by the development;
- Further commercial development in the area is preferred to residential;
- Amount of sheltered accommodation in the area is high with not enough provision for first time buyers;
- Lack of infrastructure (access and parking) to support extra housing;
- Reliance on St Marys Road car park may undermine attractiveness of Elm Grove retail centre

Other representations received:

- Proposal looks to be very attractive
- Query over proposed boundary landscaping with Palmerston Road
- No objection to the proposal

9 Recommendation

(B) List of suggested conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Prior to the commencement of any specific phase of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority and notwithstanding any assessment provided with the planning application), an assessment of the nature and extent of contamination at the site, whether originating from within

or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by competent persons, and the findings presented as a written report.

The assessment may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

- 1) A site walk-over survey &/or sufficient desk-based research to identify;
 - All relevant previous uses of the site
 - Potentially significant contaminants associated with those uses
 - Uncertainties relating to previous use or associated potential contaminants
 - A conceptual site model identifying all relevant sources, exposure pathways and receptors, and;
 - A summary of potentially unacceptable risks arising from contamination at the site.
- 2) Site investigation based on (1), to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to all receptors that may be affected, including those off site.
- 3) The results of an appropriate risk assessment based upon (1) & (2), and where unacceptable risks are identified, a Remediation Strategy that includes;
 - appropriately considered remedial objectives,
 - an appraisal of remedial &/or risk mitigation options, having due regard to sustainability, and;
 - clearly defined proposals for mitigation of the identified risks.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the Remediation Strategy (3) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

Reason: Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present at the site as a result of both previous & current land uses that could pose a risk to future occupants of the site, the occupants or users of neighbouring properties, or controlled waters.

- 3 Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with condition 2 above shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met. Where longer-term monitoring of pollutant linkages is identified as being necessary, the report shall clearly set out plans for monitoring, provision for maintenance, relevant triggers and contingency actions (a “long-term monitoring and maintenance plan”). The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: Having due regard to policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) 2014, contamination may be present at the site as a result of both previous & current land uses that could pose a risk to future occupants of the site, the occupants or users of neighbouring properties, or controlled waters.

- 5 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 No development shall take place until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of the character and amenities of the area, and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 011 and the National Planning Policy Framework.

- 8 Prior to the installation of any ground source heat pump system, further details shall be submitted to, and approved in writing by, the Local Planning Authority of the system's design, installation method and any associated plant room requirements. The ground source heat pump system shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of the amenities of the area, and in order to prevent

risks of contamination of controlled waters arising from the installation of the system, and having due regard to Policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) 2014.

- 9 Prior to the installation of any air source heat pump system, further details shall be submitted to, and approved in writing by, the Local Planning Authority of the system's design and appearance, installation method and noise characteristics, and any associated plant room requirements. The submitted details shall in particular incorporate a noise impact and mitigation assessment following the principles of BS4142-2014. The air source heat pump system shall thereafter be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the area, and the amenities of adjacent residents, and having due regard to Policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) 2014.
- 10 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 11 No above ground construction works shall take place until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.
The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 12 No above ground construction works shall take place until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.
Reason: In the interests of the amenities of the locality and having due regard to policies CS16, and DM8 of the Havant Borough Local Plan (Core Strategy)

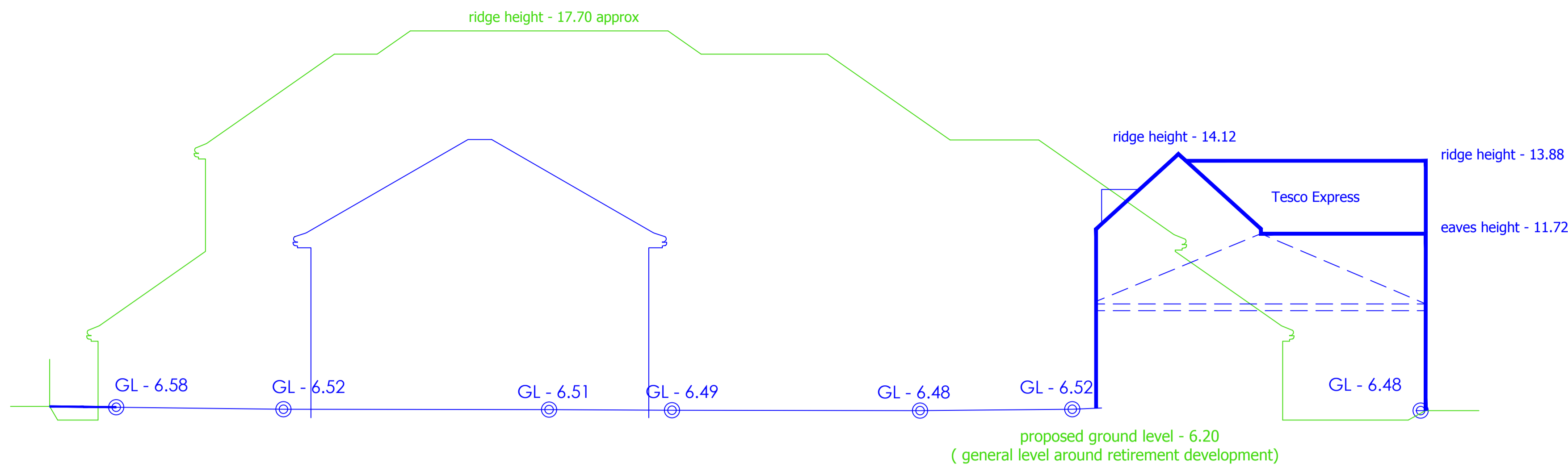
2011 and the National Planning Policy Framework 2012.

- 13 No above ground construction works shall take place until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 14 With the exception of any site manager/warden's accommodation, at no time shall the sheltered apartments development hereby approved be occupied by persons under the age of 60, unless in the case of a couple where one person is over the age of 60, the second person shall not be under the age of 55.
Reason: In order that the occupancy of the development is compatible with the limited amount of on-site car parking provision, and having due regard to Policies CS20 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 15 The development shall not be brought into use until space for the parking and turning of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.
Reason: In the interests of highway safety and local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 16 The development hereby permitted shall be carried out in accordance with the following approved plans:

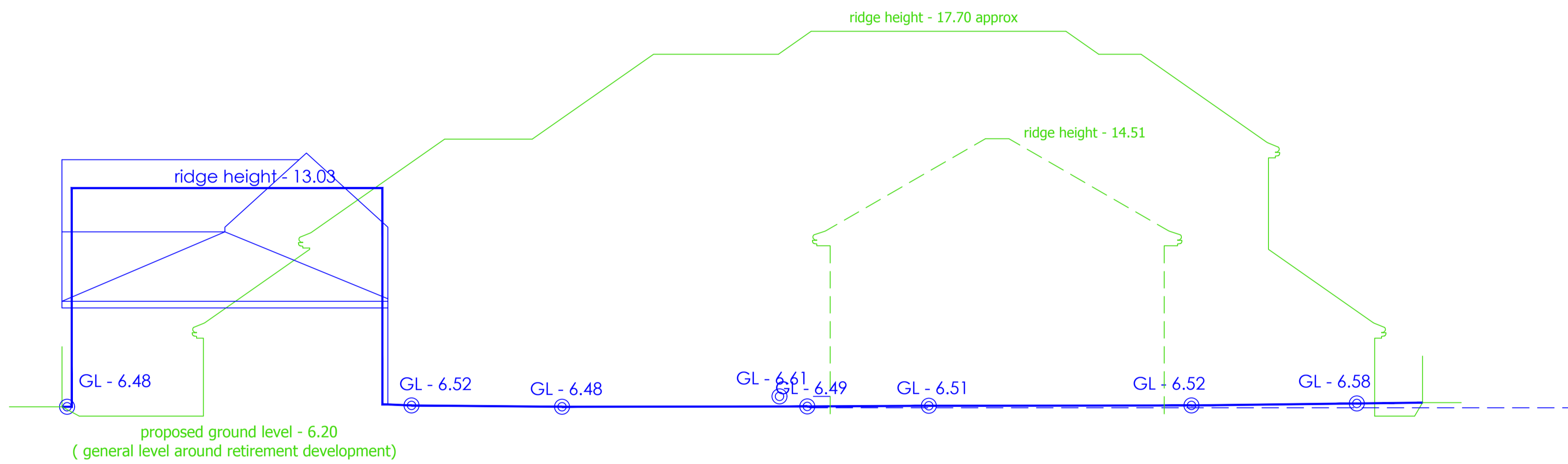
List of approved plans to be inserted

Reason: - To ensure provision of a satisfactory development.

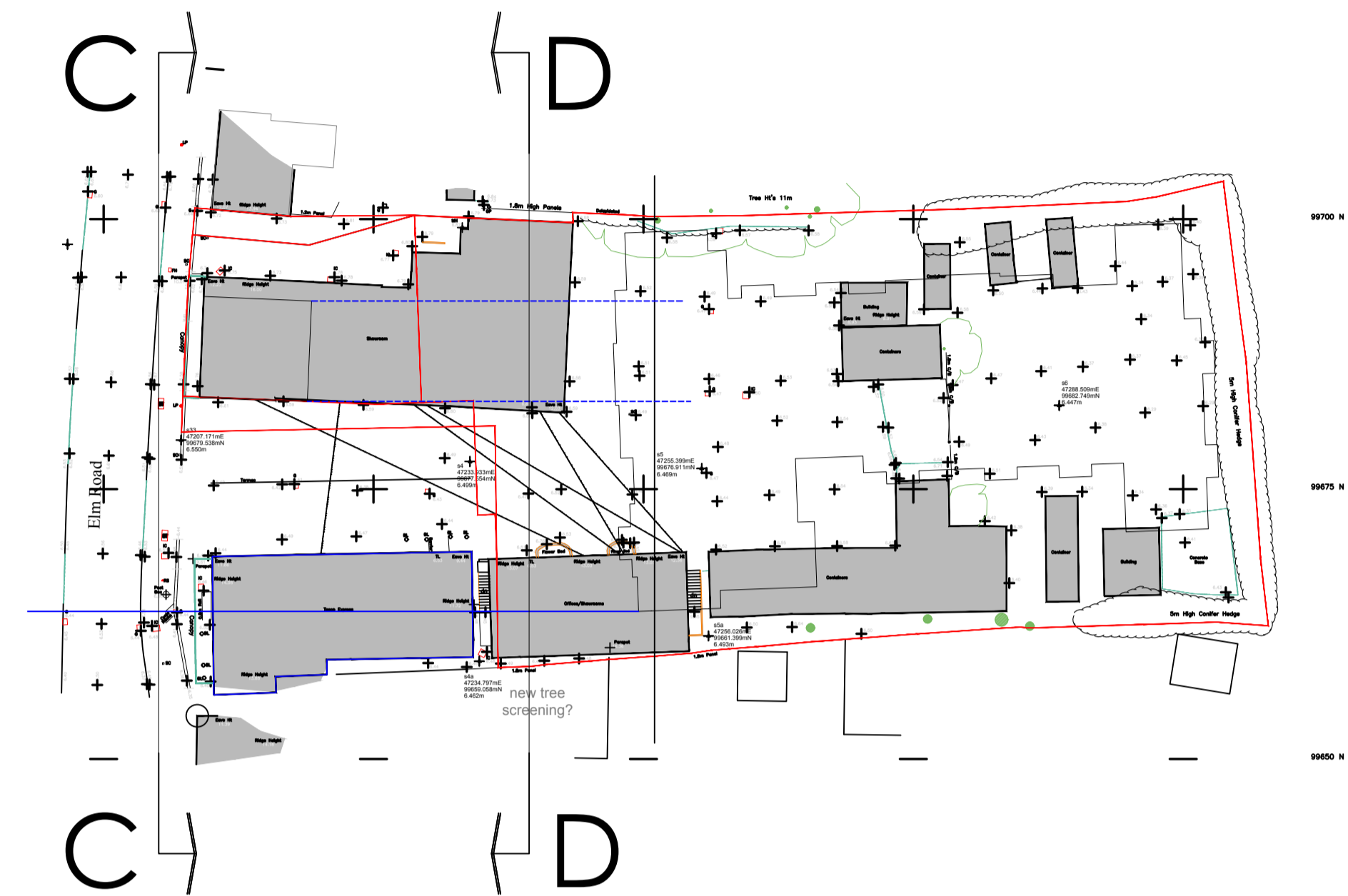
This page is intentionally left blank



SECTION C-C - showing proposed development in green - with existing levels and buildings shown in blue from Elm Grove



SECTION D-D - showing proposed development in green - with existing levels and buildings shown in blue



Elm Grove, Hayling Island - Proposed Retirement Housing - Site Sections

© 2015 PLANNING ISSUES

planningissues
TOWN PLANNING AND ARCHITECTURAL DESIGN
John Shelbourn RIBA
Design Director
Millstream House * Parkside
Ringwood * Hampshire RG26 3EG
Telephone: (01425) 462109
Fax: (01425) 462101
Email: design@planningissues.co.uk

Client

Churchill
Retirement Living

Project Title

Proposed Retirement Housing
108 - 110 Elm Grove
HAYLING ISLAND
Hampshire PO11 9EH

Drawing Title

PLANNING APPLICATION - MAR 2015
SITE SECTIONS

Scale 1:125 @ A1 Date MAR 2015

Drawn TL Checked
Drawing No. Rev.

10073HI - P13

This page is intentionally left blank