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## HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 15 February 2024

Present

Councillor: Keast (Chairman)

Councillors: Patrick (Vice-Chairman), Coates, Linger and Milne

Officers: Ernest Lam, Democratic Services Officer  
Steve Weaver, Development Manager  
David Eaves, Principal Planning Officer

### 52 Apologies

Apologies for absence were received from Councillors Rason and Weeks.

### 53 Declarations of Interests

There were no declarations of interests relating to matters on the agenda.

### 54 APP/23/00665 - Land on the east side of Helmsley House, Bartons Road, and west of Normandy Way, Havant

Proposal: Erection of a 78 bed older persons care home (Use class C2) together with construction of new access road, car/cycle parking, drainage works, hard/soft landscaping and other associated infrastructure.

The site was viewed at the request of the Executive Head of Place.

The Working Party received a report by the Executive Head of Place.

The Working Party was accompanied around the site by the applicant's agent, who was available to answer any factual or technical questions.

The Working Party viewed the site, the subject of the application, to assess whether there were any additional matters that should be considered by the Planning Committee.

In addition to viewing the application site, the Working Party also viewed the site from 8 and 10 Normandy Way.

RESOLVED that, based on the site inspection and information available at the time, no additional information be provided to the Planning Committee.

**The meeting commenced at 1.00 pm and concluded at 2.39 pm**

.....  
**Chairman**

## Written Deputation to Planning Committee 22 February 2024

### APP/23/00665 – Erection of 78 bed Care Home

#### Land east of Helmsley House, Bartons Road, west of Normandy Way, Havant

Good evening

I'm Andy Marshall – a Chartered town planner with over 20 years experience in delivering bespoke developments with Brackley – specialist care sector developers.

I'm very grateful for your Officer's considered and positive report, and it was a pleasure to meet many of you on site last week – I hope you found it useful.

One in two of us will be affected by dementia in our lifetime - either by caring for someone with the condition, developing it ourselves, or both. 1 in 11 people over the age of 65 have dementia in the UK.

According to Alzheimer's Research UK dementia prevalence within Havant Borough is 30% higher than the UK average – over 1,600 people within your borough currently have dementia, and this is expected to increase by 1% pa over the next few years, before steeply rising by 3% pa between 2030 and 2050.

Many people with dementia are able to continue at home initially, before requiring 24 hour care when the disease progresses. Research continues all the time to find ways to slow the disease's progression and ultimately find a cure, but in the meantime it is absolutely critical that facilities such as the proposed are developed to cater for this increasing need – and that the most efficient use of suitable land for this use is made, to help address this shortfall in accommodation.

The proposed care home will have a focus toward dementia care at various levels of acuity (naturally, given the numbers) but will also cater for a wide variety of older persons care needs.

The home is split into 5 wings of accommodation – to enable slightly different forms of care to be delivered, set around a central 'hub' providing all the facilities residents need. Thus the facility is entirely self-contained, with residents 'destinations' being on-site – e.g. hair salon, and large multi-function activity spaces.

Each of the 78 bedrooms offers wetroom (ensuite) facilities with each wing having its own lounge and diner – so residents feel as if they're living in a more domestic setting. Careful design details ensure residents bedrooms don't overlook each other, whilst there are no 'dead ends' or corridors – with destination lounges at each end to enable anyone in a confused state to rest before being shown back to their room.

As I'm sure you're aware, this site already has full planning permission for a 64 bed care home however that scheme is no longer viable, and as we always design bespoke solutions for our clients, the prospective Operators of the facility – Anavo – required a slightly different approach to the site's development – with 14 additional bedrooms, and a more efficient use of space.

So – what's different and what's changed from the existing planning consent?

Well the site area is the same; the general concept is the same – C2, CQC regulated Care Home for Older Persons. Access and parking remains to the east with the building in a H shape centrally, retaining site margins and protecting TPO trees.

The footprint (site coverage) has actually reduced by 7%, by making better use of the site's topography (falls 3m from north to south) to create a lower ground floor on the southern wing, with two storeys above. Thus the middle floor of the new Home is less than a metre higher than the original ground floor, despite having a floor below.

This enables an increase in floorspace by 23% to enable the 14 additional bedrooms. So its part 2, part 3 storey rather than wholly 3 storey.

It also enables the building's southern edge to effectively move up the site so that the gap to houses to the south has, on the whole, substantially increased way beyond minimum standards.

Car parking has increased pro-rata from 29 to 33 spaces, which is in-line with or better than other consented Care Homes within the Borough.

All-in-all this is a fantastic opportunity for you to help meet Older Persons dementia (and other) care needs in modern and energy-efficient premises (including solar panels, green roof and electric charging) in a sustainable location where the principle of development has already been established.

With your approval this evening, the proposed development will deliver substantial social, economic and environmental benefits, and become an exemplar of best practice older persons care of which you can be proud.

Any questions?

Andy Marshall MRTPI  
Planning Director  
Brackley Investments Ltd – Applicant

## ADDENDUM

PLANNING COMMITTEE  
DATE 22<sup>nd</sup> FEBRUARY 2024

### **APP/23/00665 - Land on the east side of Helmsley House, Bartons Road, and west of Normandy Way, Havant**

The following updates are provided in relation to the Committee Report:

#### **6 Community Involvement**

One further representation received from Cllr Harris:

*“I have read the various public comments and would request that the concerns regarding parking are considered. I do agree with the comments regarding public transport access to the site and the lack of nearby shops or amenities. Further discussion is needed with HCC to see how public transport can serve this area better. Network rail could be asked to provide a new railway station at the bridge across Bartons Road which would serve the whole of West Leigh as well as this care home. All efforts to mitigate the perceived loss of privacy as a result of being overlooked by the home should be considered.”*

**Officer Comment:** Considerations in relation to public transport provision are best handled at a strategic level in the context of the new Local Plan, rather than through responses to individual planning applications.

#### **7 Planning Considerations**

##### Correction

7.2 The Council’s HRA/AA is not currently on the case file as it remains in draft awaiting Natural England’s consultation response.

##### Parking

7.65 Further information has been provided by the applicant in relation to parking/shift patterns, which can be summarised as follows:

- Modern, purpose built care homes are designed to be efficient in terms of staffing ratios;
- The peaks are 1 staff per 4 residents – which would only be required for greater supervision of Dementia care;
- The ratio compares well with our other completed care homes for other clients;
- Averaging staffing numbers of 24 over the 24 hour period Monday-Friday;
- Average staffing numbers of 21 for Saturday and Sunday (peak visiting hours);
- It is prudent to set the parking capacity to the average number of staff, given that at least half of care home staff would be expected to travel by means other than the private car;
- It is noted that a condition for the car park management is proposed and would agree that any further detail is best left with the Operator of the Care Home.

In relation to parking the provision is based on 0.5 spaces / staff on site (together with 1 space per 4 residents for visitors). This ratio for staff has been justified based on the following:

- Site close to residential areas within walking or cycling distance (Warblington and Denvilles to the south and West Leigh and Leigh Park to the west).
- Location relatively close to bus routes information can be provided for employees.
- Will seek to employ staff that live in close proximity to the Care Home where sustainable travel maximised.
- Employees can be sent information detailing options for accessing the site by sustainable transport.
- Car sharing schemes would be encouraged.
- Spaces will be made available in the parking area for car share users.
- Option of taxi use when public transport not available.
- Secure cycle parking provided.

**Officer Comment:** *On balance and subject to recommended planning condition No.8 (see Appendix A), it is considered that staff parking based on 0.5 spaces per member of staff is acceptable. Visitor parking at 1 space per 4 residents would meet the Council's Parking Standards.*

#### Lighting

- 7.75 The revised lighting plan has now been assessed by the Council's Ecologist who has confirmed that:

*".....this looks OK to me. It looks like they have been able to narrow the spillage onto the main tree area in the south-east."*

#### Design Standards Quality Checklist

- 7.84 A Development Standards Quality Checklist has been submitted to clarify the compliance of the scheme with the development quality standards set out under Decision Making Principle 5 in the Housing Delivery Position Statement. The submitted details have been assessed and summarised as follows:
- Provide infrastructure needed to make development acceptable – Achieved including nutrient impact mitigation and landscaping.
  - High standard design – Achieved as set out in the Design and Access Statement. Agent confirms design meets best practice in Dementia Care.
  - Density a minimum of 40 dwellings/ha – The density exceeds this requirement.
  - Create new and improve existing pedestrian and cycle route linkages connecting to all parts of the development – The proposal includes pedestrian access into the site from Normandy Way leading to the main entrance. In addition, the development includes cycle parking. Wider pedestrian and cycle links are being provided to Bartons Road as a result of previous developments.
  - Incorporate comprehensive ecological strategy – The proposal includes ecological enhancement including landscaping, green roof, wildflower grassland, native hedging native tree and shrub planting. Enhancements also include bird and bat boxes.



- Provide electric vehicle charging infrastructure – Four EV charging points are proposed.
- Meet nationally described space standards – Room sizes are between approximately 19 sqm and 22.3 sqm and overall there is a floorspace of 52 sqm of floorspace per resident. The agent states that CQC room sizes are exceeded.
- Provide outdoor private and/or communal amenity space for all residential units – Outdoor amenity areas are provided for all residents – private ground floor terraces, communal grounds, balconies to lounges and plant growing areas.
- Sustainability requirements - BREEAM 'Very Good' would be achieved.
- Drainage strategy with SUDs to adoptable standards – SUDs scheme provided in drainage proposals.
- Provide for sustainable management and maintenance of any new 'common parts' through a legal agreement – In this case the management would be for the care home operator.
- Provide 30% affordable housing – Not applicable to C2 Care Home use.
- Deliver 30% of homes to meet Part M4(2) of Building Regs - Not applicable to C2 Care Home use, however accessibility for users is set out in the Design and Access Statement.
- Provide range of dwelling types - Not applicable to C2 Care Home use.
- Contribute to a community officer - Not applicable to C2 Care Home use with self-contained facilities.
- Provide high quality on-site open space – Provides appropriate external amenity space for residents including vegetable garden.
- Deliver 2% of homes to meet Part M4(3) of Building Regulations as part of affordable housing provision - Not applicable to C2 Care Home use.
- Support local people in accessing employment and skills training – The Planning Statement confirms the development “...*would generate employment in the form of on-site nursing staff, chefs, cleaner etc (up to 80 FTE) which would be expected to come from within the immediate local population.*”

It is considered that the development would generally be in conformity with the Design Quality Standards Checklist.

#### Additional Information

Further information has been provided by the applicant in relation to potential residents and security:

#### HCC:

*No contact made with Adult Services yet as prospective purchaser/Operator awaiting receipt of planning permission. The scheme is modelled on self-funded fee-payers, but I'm sure Anavo would be open to discuss with HCC regarding any interest they may have at the appropriate time (in light of the fact that need/ bed demand may change by the time the facility is ready for occupation in 2026).*

#### Security:

- *The building operator will control the whole building and is reasonable for the health and safety of all residents and staff.*

- *Residents will only be allowed to exit the building under supervision of staff or in an emergency*
- *Residents will have controlled use of the secure gardens, closely monitored by staff. Residents will not be able to exit the garden areas.*
- *Residents will not be able to access Internal doors that access back of house areas (such as kitchen and offices). Back of house entry will be controlled (e.g. electronic fob or key code) for staff only use*
- *All external doors (including fire escapes) are monitored to detect use (alarm linked to staff devices).*
- *Entry into stairwells will be controlled (e.g. electronic fob or key code) for staff only use. Fire escapes are via stairwells*
- *Visitor entry will be controlled via secure door entry system via the main entrance during normally working hours.*
- *Out of hours visitors would only be in emergency situation.*

*Officer comment: Anavo are understood to be the intended care home operator in this case.*

**9. Recommendation**

**Conditions:**

The recommended conditions are attached at Appendix A.

## **APPENDIX A**

### **APP/23/00665 - Land on the east side of Helmsley House, Bartons Road, and west of Normandy Way, Havant**

#### **RECOMMENDED 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

#### **Plans:**

Site Location Plan Drawing No. APL001 Rev A  
Proposed Site Plan Drawing No. APL003 Rev O  
Landscape Concept Plan Drawing No. APL004 Rev J  
Lower Ground Floor Plan Drawing No. APL005 Rev H  
Upper Ground Floor Plan Drawing No. APL006 Rev H  
First Floor Plan Drawing No. APL007 Rev G  
Roof Plan Drawing No. APPL008 Rev H  
Proposed North Elevation Drawing No. APL009 Rev C  
Proposed East Elevation Drawing No. APL010 Rev C  
Proposed South Elevation Drawing No. APL011 Rev D  
Proposed Elevation West Drawing No. APL012 Rev B  
Proposed Sectional Elevation South Drawing No. APL013 Rev B  
Proposed Sectional Elevation North Drawing No. APL014 Rev B  
Proposed Street Elevation-Normandy Way Drawing No. APL015 Rev B  
Proposed Site Sections Drawing No. APL016  
Lighting Plan Drawing No. D40872/AE/D  
Tree Protection Plan Ref: TH3923 dated 02/02/2024  
Swept Path Analysis Drawing No. 0511 Rev P03  
Swept Path Analysis Drawing No. 0512 Rev P04  
Swept Path Analysis Drawing No. 0513 Rev P04  
Swept Path Analysis Drawing No. 0514 Rev P03  
Swept Path Analysis Drawing No. 0515 Rev P03  
Swept Path Analysis Drawing No. 0516 Rev P01  
Swept Path Analysis Drawing No. 0517 Rev P01  
Section 38 Agreement Plan Drawing No. 0510 Rev P03  
Proposed Drainage Drawing No. 0200 Rev P06

#### **Documents/Information:**

Design & Access Statement Hunters February 2024 uploaded 16<sup>th</sup> February 2024

Planning Statement Brackley Investments Ltd December 2023

Letter Instruct CS Ltd letter dated 6th February 2024 Ref: 5244-BART-ICS-CO-C-03.004

Letter Trevor Heaps Arboricultural Consultancy Ltd dated 5th February 2024  
Allocation Agreement - Nitrate Mitigation at the Warnford Park Estate  
Confirmation of Exchange Letter dated 20th December 2023  
BREEAM UK Construction 2018 Helmsley House Care Home Design Stage  
Tracker V4 Very Good Target BOE12067 dated 15/12/23  
Nutrient Budget Calculator  
Arboricultural Impact Assessment Method Statement & Tree Protection Plan  
Trevor Heaps Arboricultural Consultancy Ltd. dated 5th December 2023  
Stage 1 Road Safety Audit Report (Feasibility) (Internal access road)  
(Designer and Auditor Response) Rev B Dated 14th December 2023  
Flood Risk Assessment and Drainage Statement Ref: 2709-HELM-ICS-XX-  
RP-C-07.001 October 2023  
Affordable Housing Statement June 2023  
Historic Environment Assessment AC Archaeology Document No:  
ACW1269/1/1 - updated April 2023  
Noise Impact Assessment Rev 1 19th April 2023  
Utilities Services Statement  
Travel Statement Cole Easdon July 2023 Issue No. 3  
Ecological Appraisal FPCR July 2023 Rev A  
Flood Risk Assessment and Drainage Statement Doc Ref: 2709-HELM-ICS-  
XX-RP-C-07.001 May 2023  
Transport Statement Cole Easdon July 2023 Issue No.4

**For information also considered in the determination of this application:**

CGI 01 - Household Garden Drawing No. APL019 Rev A  
CGI 02 - Main Entrance View Drawing No. APL020 Rev A  
CGI 03 - West Courtyard View Drawing No. APL021  
CGI 04 - East Courtyard View Drawing No. APL022  
CGI 05 - Aerial View Drawing No. APL023 rev B  
Housing Delivery Position Statement Development Quality Standards  
Checklist Template  
Travel Plan Cole Easdon July 2023 Issue No.3 July 2023

**Reason:** - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples or a full specification of the materials to be used externally on the building(s) 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.

- 4 No development shall take place unless and 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:** To ensure that levels are agreed in detail in the interests of the character and appearance of the development, residential amenities and tree protection having due regard to policies CS11, CS16 and DM8 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Part 4 Class A (Temporary buildings and uses) no development shall commence on site unless and until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Planning Authority, which shall include:

- a) A programme of and phasing of demolition (if any) and construction work;
- b) The provision of long-term facilities for contractor parking;
- c) The arrangements for deliveries associated with all construction works;
- d) Methods and phasing of construction works;
- e) Access and egress for plant and machinery;
- f) Protection of pedestrian routes during construction;
- g) Location of temporary site buildings, compounds, construction material, and plant storage areas;
- h) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process

Demolition and construction work shall only take place in accordance with the approved method statement.

**Reason:** In order that the Local Planning Authority can properly consider the effect of the works on the amenity of the locality and in the interest of Highway Safety having due regard to policies CS16, DM10 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

6 No development shall commence on site until the care home access from Normandy Way into the site, including the footway and/or verge crossing shall be constructed and lines of sight provided in accordance with drawing APL003 Rev O and APL004 Rev J. The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 0.6 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.  
**Reason:** To provide satisfactory access and in the interests of highway safety having due regard to policies CS20 and DM11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

7 Prior to commencement, final details regarding the levels and drainage strategy for the site shall be submitted to and approved in writing by the Planning Authority in consultation with the Highway Authority, and for the levels and drainage strategy to be implemented in accordance with the approved plans.

**Reason:** In the Interest of highway safety and having due regard to policies CS15, CS20 and DM11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

8 The development hereby permitted shall not be occupied unless and until full details of the management of the car parking have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

- Details of staff parking management including full details of shift patterns.
- Measures to be employed to avoid staff or visitor parking to Normandy Way or to nearby residential roads.
- Details of the management regime for car parking management.
- Details of measures to encourage staff to car share, use non-car based transport options.

The operation of car parking at the site shall be in full accordance with the approved details.

**Reason:** To ensure that car parking takes place on site in order to avoid amenity and congestion issues on the local road network and having due regard to Havant Borough Local Plan (Core Strategy) policies CS20 and DM14 and the National Planning Policy Framework.

9 Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by the Local Planning Authority. The details shall include details of the management and maintenance of SUDs facilities including:

- Specification of the responsibilities of each party for the implementation of the SUDs scheme.
- Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development.

This shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The development shall be carried out in accordance with the approved details.

**Reason:** To ensure acceptable drainage is achieved and for the avoidance of flood risk having due regard to policies CS15 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

10 In the event that public sewers are found at any time when carrying out the approved development which were not previously identified, development shall STOP until details of the measures which will be undertaken to protect the public sewer have been submitted to and approved in writing by the Local Planning Authority. Following approval, such measures shall be implemented on site in complete accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure the adequate protection of infrastructure having due regard to Havant Borough Local Plan (Core Strategy) 2011 policies CS19 and DM10 and the National Planning Policy Framework.

11 Any required tree works shall be pruned in accordance with the recommendations in British Standard BS3998:2010 (Recommendations for Tree work).

**Reason:** To ensure the continuity of amenity value afforded by the trees in question and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

- 12 The development hereby permitted shall only be carried out in accordance with BS5837:2012 and the Arboricultural Impact Assessment Method Statement and Tree Protection Plan (TH3923) provided by Trevor Heaps Arboricultural Consultancy Ltd dated 5<sup>th</sup> December 2023 and the Tree Protection Plan Drawing No. TH/A3/3923/TPP.  
**Reason:** To ensure the continuity of amenity value afforded by the trees in question and in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.
- 13 No development shall take place until a further detailed Scheme of Soft and Hard Landscape Works, based on the Landscape Concept Plan Drawing No. APL004 Rev J has been submitted to and approved in writing by the Local Planning Authority. These details shall include:
- i) Written specifications (including cultivation and other operations associated with plant and grass establishment,
  - ii) Planting methods, tree pits & guying methods,
  - iii) schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, this shall include specific measures for the landscaping adjacent to the southern boundary, with evergreen trees in order to protect the amenities of properties to the south,
  - iv) Retained areas of grassland cover, scrub, hedgerow, trees and woodland,
  - v) Manner and treatment of watercourses, ditches and banks,
  - vi) Details of all hard-surfaces, such as paths, access ways, seating areas and parking spaces, including their appearance, depth and permeability,
  - vii) Means of enclosure, in particular boundary walls and planting around the development and including its frontages, including any retaining structures,
  - viii) The type of street lighting including calculations, contour illumination plans and means to reduce light pollution
  - ix) A timetable for implementation of the soft and hard landscaping works. The scheme of Soft and Hard Landscaping Works shall be implemented in accordance with the approved timetable. Any plant which dies, becomes diseased or is removed, shall be replaced with another of similar type and size, unless otherwise agreed in writing by the Local Planning Authority.
- Reason:** To achieve an appropriate landscaping scheme to integrate the development into the landscape and mitigate any impact upon the amenities of neighbouring properties, and to ensure that the roads, footway, footpath, street lighting and surface water drainage are constructed to an appropriate standard to serve the development in accordance with policies DM8, DM10, CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.



14 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

**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.

15 Prior to the commencement of any development activities including site set up and site clearance, an Ecological Mitigation, Compensation and Enhancement Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall be in accordance with the outline ecological measures detailed within the Ecological Appraisal (FPCR, July 2023) and shall include (but not necessarily be restricted to): full details of all ecological avoidance and mitigation measures; full details of all ecological compensation and enhancement measures, including location, composition, establishment and ongoing management and responsibilities.

**Reason:** to protect and enhance biodiversity in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) 2011.

Note: The strategy shall include the provision of at least 10 integral swift boxes.

16 The development hereby permitted shall not be occupied unless and until the following information has been submitted to and approved in writing by the Local Planning Authority:

- Confirmation that the acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, for all residential rooms, will meet BS8223:2014 standards as recommended for indoor ambient noise levels for dwellings, and conform to the measures as recommended in the Noise impact assessment dated 19 April 2023 Rev 1 and produced by Parkerjones Acoustics.
- Similarly for any potential mechanical plant associated with the development, an assessment in accordance with BS 4142:2014, has provided that a noise rating level limit of 40 dB and 30 dB LAeq for the day and night-time periods respectively, shall not be exceeded at 1m outside of nearby residential windows on and off site.

**Reason:** To ensure the amenities of nearby residential receptors external to the proposed care home and also future residents of the home, are not impacted upon by any external noise levels and having due regard to policies

CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 17 Prior to the commencement of development including any site clearance a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority.

The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The following shall be included in any CEMP submitted and shall be in operation for all phases of the development i.e. excavation, clearance and construction: The plan shall include, but not be limited to:

a. Procedures for maintaining good public relations including complaint management, public consultation and liaison, and site management contact details.

b. Arrangements for liaison with the Council's Pollution Control team.

c. All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 08:00 Hours and 18:00 Hours on Mondays to Fridays and 08:00 and 13:00 Hours on Saturdays and at no time on Sundays and Bank Holidays.

d. Deliveries to and removal of materials, plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.

e. Details of measures to be employed to control the emission of noise during the above phases to be provided. BS5228:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – Part 1: Noise, and Part 2: Vibration (BSI, 2014v) provide guidance on the requirements and indicative noise and vibration levels and criteria.

f. Procedures for emergency deviation of the agreed working hours

g. Measures for controlling the use of site lighting during all phases, whether required for safe working or for security purposes, to ensure no impact on any nearby residential receptors.

h. Control measures for dust and other air-borne pollutants. It shall advise as to what measures are to be put in place for the control of any dust that might emanate from the development site. Furthermore the methods of dust control shall be in accordance with the guidance as laid out in the BRE Report 456 - Control of Dust from Construction and Demolition activities, and also the IAQM Guidance on the assessment of dust from demolition and construction 2014. It shall also specify that besides the keeping of haul roads damp during dry weather

conditions, any areas where tracked excavators, dozers and the like are working, are also be kept damp at all times.

i. No bonfires to take place on the site at any time.

j. A scheme for recycling/disposing of waste resulting from excavation and construction works is to be implemented.

**Reason:** To minimise disturbance to all nearby sensitive receptors and to ensure the amenities of the surrounding occupiers are not unduly impacted upon, during all phases of the development having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) and the National Planning Policy Framework.

18 If piling is to be undertaken on this site, no such works shall take place unless and until a detailed specification of methods and programme of works have been submitted to and approved in writing by the Local Planning authority. The least intrusive noise and vibration method of piling shall be employed. This shall be accompanied by a justification as to the reasons why a particular piling method has been chosen, and additionally the proposed mitigation methods to be employed, to ensure minimal impact on nearest residential receptors during this activity. Any piling works shall thereafter be carried out in accordance with the approved details.

**Reason:** To ensure the amenities of nearby residential properties are not impacted upon by any external noise or vibration levels during any piling operations, and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

19 In the event that any suspected contamination\* is encountered during groundwork (\*obviously contaminated / stained or discoloured soil / groundwater, or any buried waste materials not assuredly comprising non-harmful construction materials); works in affected areas of the site shall STOP until the Local Planning Authority has been notified of the discovery and a scheme to deal with the risks associated with the suspected contamination has been submitted to and approved in writing by the Local Planning Authority.

The scheme may take a proportionate approach to the degree of formality adopted and may comprise separate results / reports / statements as appropriate, but unless specifically excluded by agreement shall include;

- 1) Investigation in the vicinity of the suspect material, sufficient to characterise its nature, likely extent & mobility,
- 2) An appropriate assessment of the risks to all receptors that may be affected, based upon 1), and;
- 3) Where potentially unacceptable risks are identified by 2), a Remediation / Risk Management Strategy that includes appropriately considered remedial objectives and clearly defined proposals for achieving these, having due regard to sustainability.

All investigation, assessments & other actions required by 1)-3) above (and B, below) shall be undertaken by competent persons, and the findings presented in a written format. The scheme shall be implemented as approved.

Prior to the occupation of any relevant part of the permitted development, EITHER of the following shall be submitted to the Local Planning Authority;

- A) A written statement confirming that no suspected contamination was identified during development, OR;
- B) Documentation in accordance with 1)-3) above; together with a Verification Report (where appropriate) demonstrating that remediation objectives have been met.

**Reason:** Made Ground of unknown origin is present across the site which has not been adequately characterised. There is a risk that the made soils may be variable in nature, and could include material which poses a risk to future occupiers of the site. This is in line with DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) 2014, and paragraphs 189-190 of the National Planning Policy Framework.

- 20 The development hereby permitted shall not commence unless the Council has received the Notice of Purchase in accordance with the legal agreement between the Council, South Downs National Park Authority and Andrew Sellick of Gawthorpe Estate dated 20<sup>th</sup> December 2023 in respect of the Credits Linked Land identified in the Nitrates Mitigation Proposals Pack.

**Reason:** To demonstrate that suitable mitigation has been secured in relation to the effect that nutrients from the development has on European protected sites. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. In compliance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017, the local planning authority has a duty to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council has also had regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

- 21 The development hereby permitted shall not be occupied until:
- (a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; and
  - (b) All measures necessary to meet the approved water efficiency calculation have been installed.

**Reason:** There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. In compliance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017, the local planning authority has a duty to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council has also had regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

- 22 At all times following occupation of the development hereby approved, all measures for water usage within the submitted nutrient budget shall be maintained in the development in perpetuity.

**Reason:** There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. In compliance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017, the local planning authority has a duty to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council has also had regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

- 23 Prior to the commencement on a phase of the development (excluding demolition and temporary works), a Draft Design Stage Assessment demonstrating that the development will achieve at minimum 'Very Good' against the BREEAM Standard, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

**Reason:** To ensure the development contributes to sustainable construction in accordance with policy CS4 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 24 Within 6 months of any phase of the development first becoming occupied, written documentary evidence proving that the development has achieved at minimum 'Very Good' against the BREEAM Standard in the form of post construction assessment and certificate as issued by a legitimate BREEAM certification body shall be submitted to the Local Planning Authority for its approval.

**Reason:** To ensure the development contributes to sustainable construction in accordance with policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 25 Prior to the occupation of the development the following provisions shall be made on site:

Solar Photovoltaic panels as shown on drawing reference APL008 Rev H;

Four Electric Vehicle charging points;

Green roofs as shown on drawing reference APL008 Rev H;

The Photovoltaic panels, Electric Vehicle charging provision and Green Roofs shall thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To accord with the details of the submitted Transport Assessment and plans, to reduce pollution and improve ecological provision to help to ensure sustainable development having due regard to policies CS11, CS14 and DM10 of the Havant Borough Local Plan Core Strategy, and the National Planning Policy Framework.

- 26 The access into the development from Normandy Way shall be provided to allow for potential future vehicular and pedestrian access for land to the north and west of the application site.

**Reason:** To provide for potential access to land beyond the application site in the interests of coordination of development having due regard to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.