

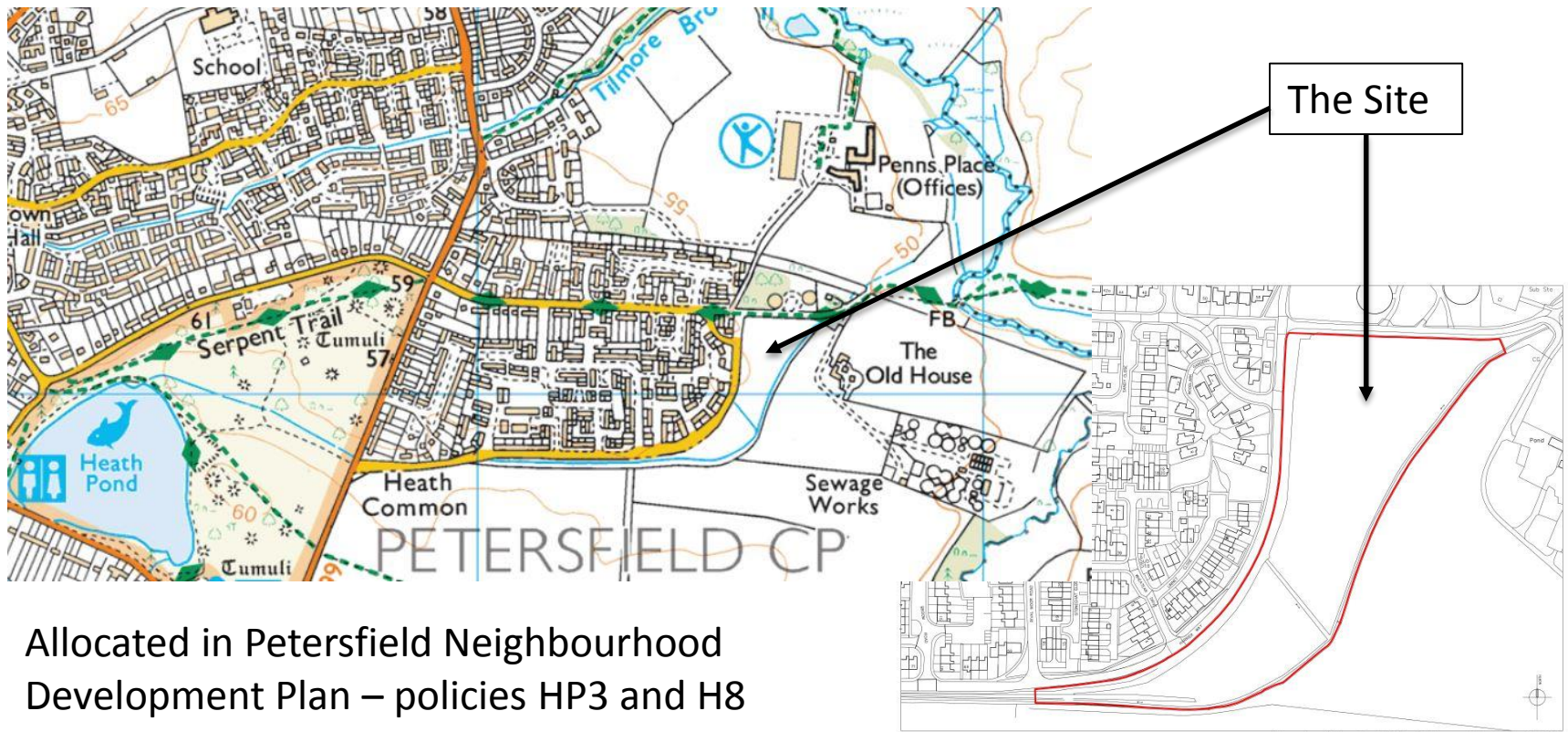
# Planning Committee Meeting 18 January 2018

Agenda Item 9  
SDNP/17/03513/OUT  
Land east of Harrier Way, Petersfield, GU31 4EZ

The construction of a C2 assisted living community for older people consisting of  
apartments, cottages and a community hub



# Site Location



Allocated in Petersfield Neighbourhood Development Plan – policies HP3 and H8

‘allocated as specialist housing and Continuing Care facilities to meet the on-going and changing needs of older persons’.





# Site Layout



# Key Issues

- the principle of the development including the major development tests for the purposes of paragraph 116 of the NPPF;
- whether the development falls within Use Class C2 or C3;
- the impact on landscape character and design of the proposals;
- the impact on highways (including parking);
- the impact on nature conservation;
- the impact on dark skies reserve;
- the amenity impact on local residents, and
- the impact on flood risk and drainage.

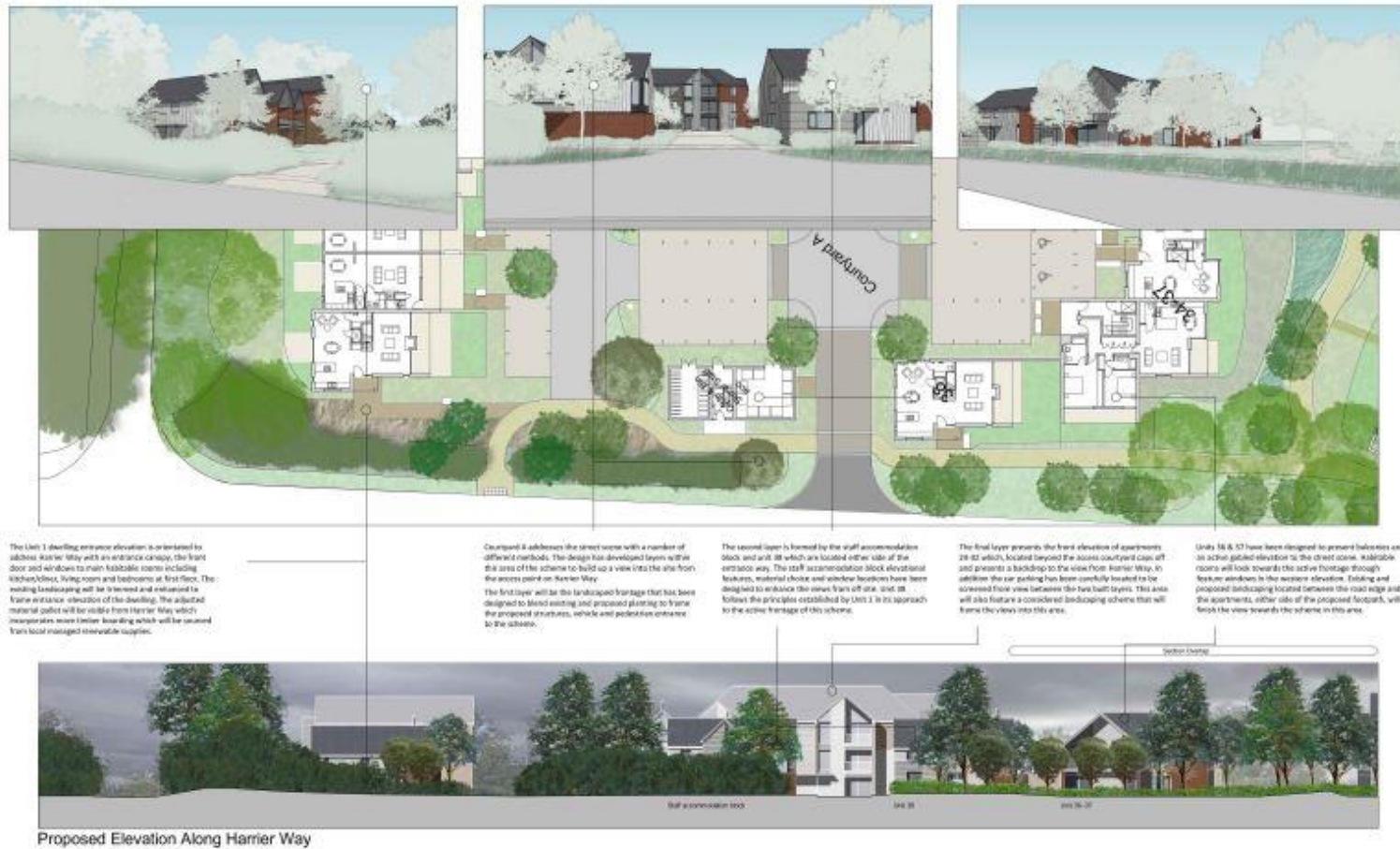




# Proposed Site Layout



# Proposed Plan and Elevations – Harrier Way



Courtyard A



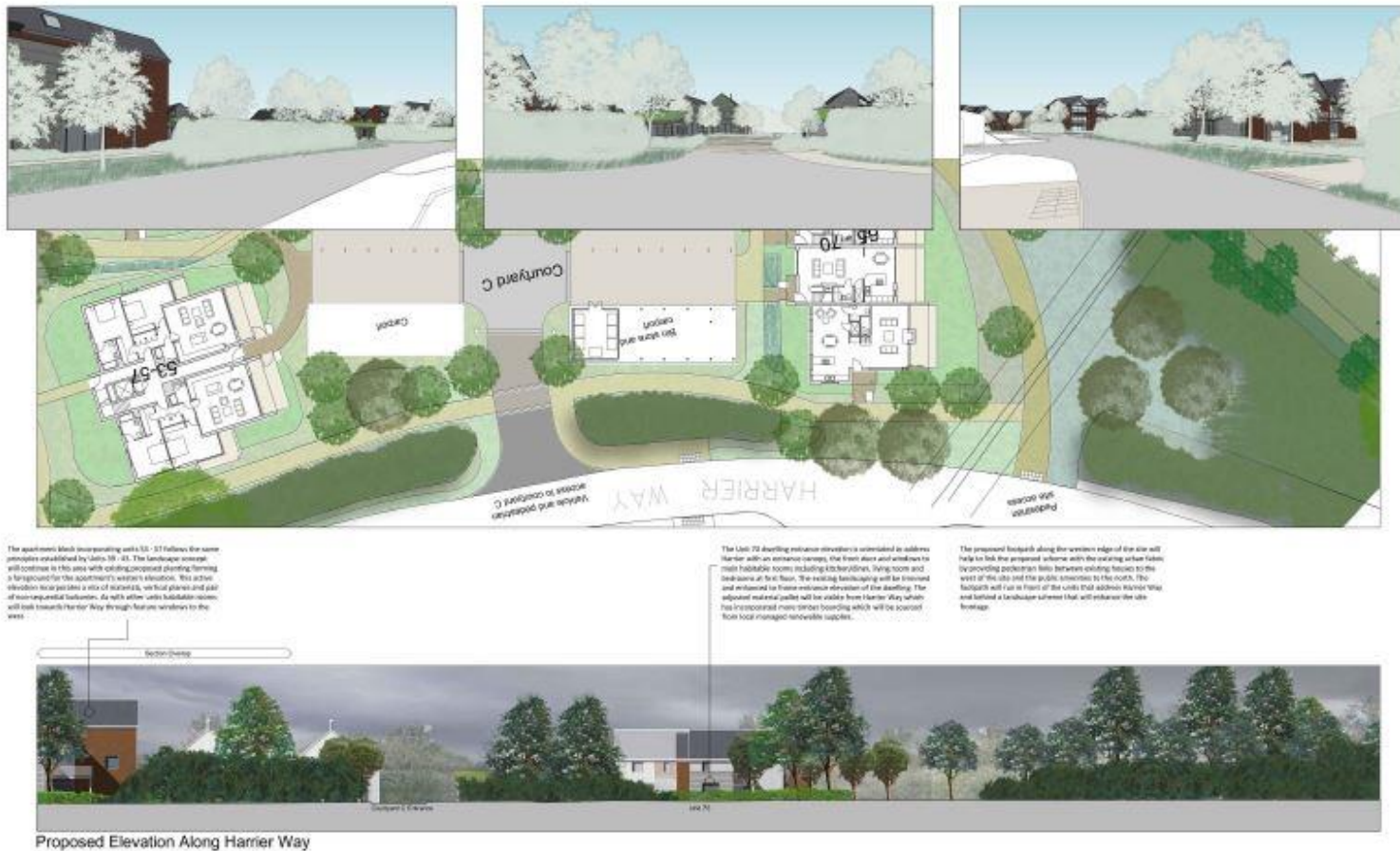
# Proposed Plan and Elevations – Harrier Way



Courtyard B



# Proposed Plan and Elevations – Harrier Way

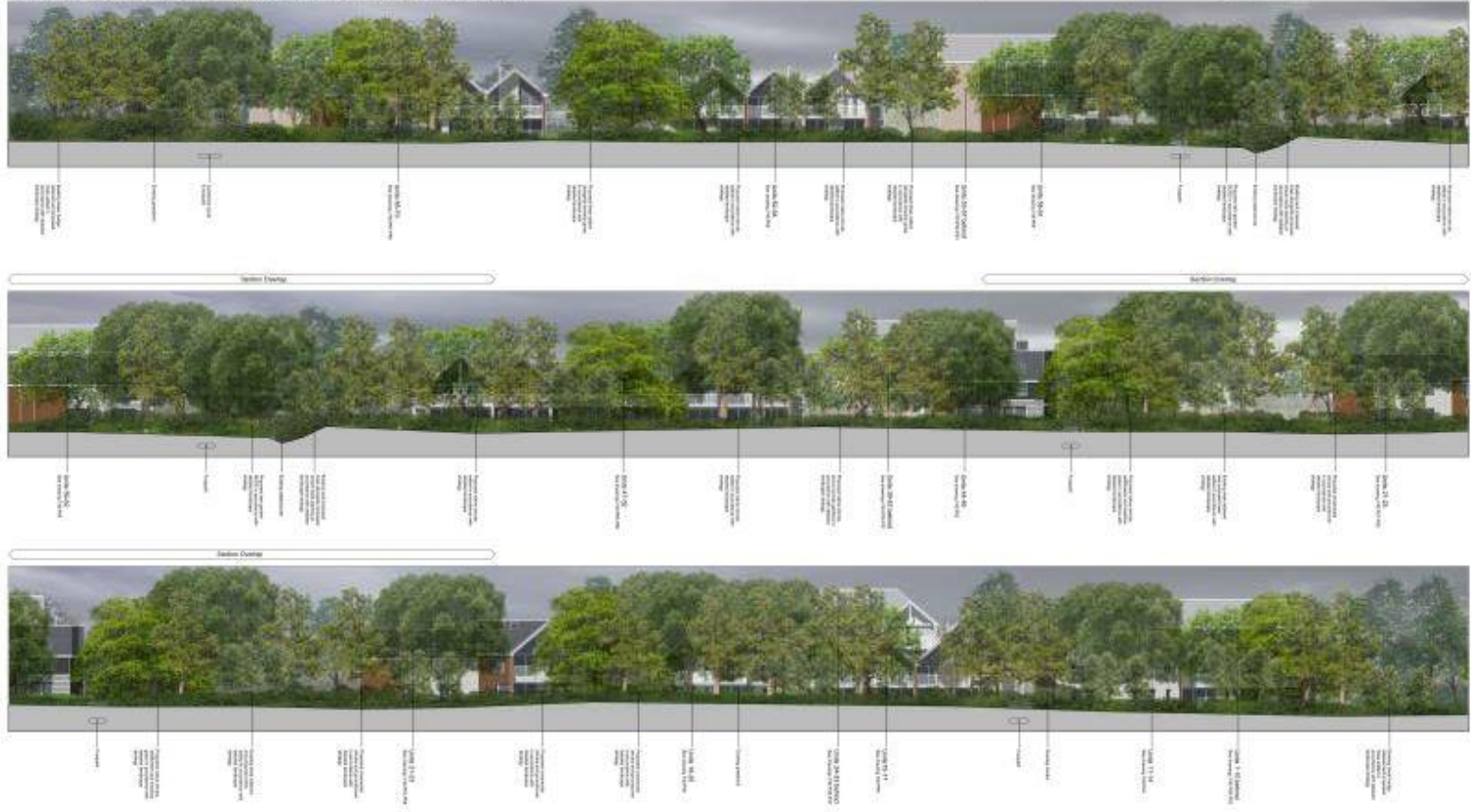


Courtyard C



## Proposed Elevations – Rear (eastern) Boundary

### Proposed Elevation Along Rear Site Boundary



# Site Sections

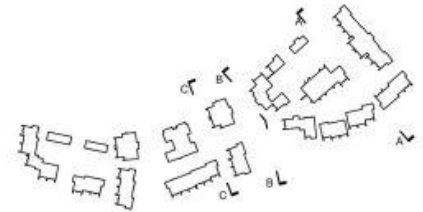
### Site Sectional Elevation A-A



### Site Sectional Elevation B-B

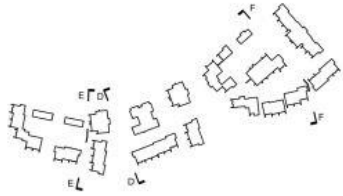


### Site Sectional Elevation C-C





# Site Sections



Site Sectional Elevation D-D



Site Sectional Elevation E-E



Site Sectional Elevation F-F



# Site Sections

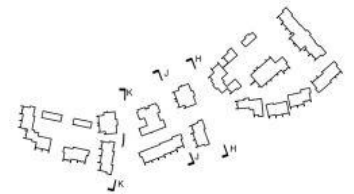
### Site Sectional Elevation H-H



### Site Sectional Elevation J-J



### Site Sectional Elevation K-K





# Layout



Illustrative  
Landscape Plan



# Recommendation

1. That outline planning permission be granted for application SDNP/17/03513/OUT subject to the conditions set out in paragraph 10 of this report and subject to the completion of a S106 agreement, the final form of which is delegated to the Director of Planning, with obligations relating to:
  - Securing the C2 use through the details of care package requirements, qualifying occupier/residents and domiciliary care provider;
  - Securing the details of the Travel Plan including the 'communal transport' and £50,000 highways contribution for improved pedestrian and cycle access to Petersfield Town Centre;
  - Securing the details of the 'private estate roads' (i.e. the extent of the roads not being offered up for adoption, management and maintenance details).
  - Creating and maintaining a PROW across the site - to link up with the wider public footpath (Serpent Trail) adjacent to the site, and
  - Securing an employment and skills plan for the construction and operational phases of the development, and
2. That authority be delegated to the Director of Planning to refuse application SDNP/17/03513/OUT with appropriate reasons if the S106 agreement is not completed or sufficient progress has not be made within 3 months of the 18 January 2018 Planning Committee meeting.

