

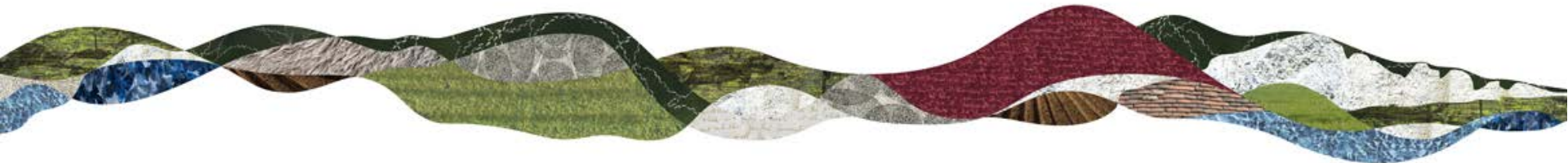
# Planning Committee Meeting

13<sup>th</sup> December 2018

Agenda Item 9

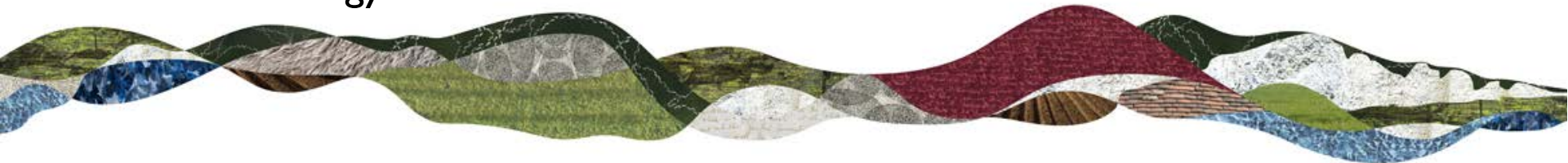
SDNP/18/03309/FUL

Erection of 66 apartments for assisted living/extra care accommodation with communal facilities and 45 car parking spaces.

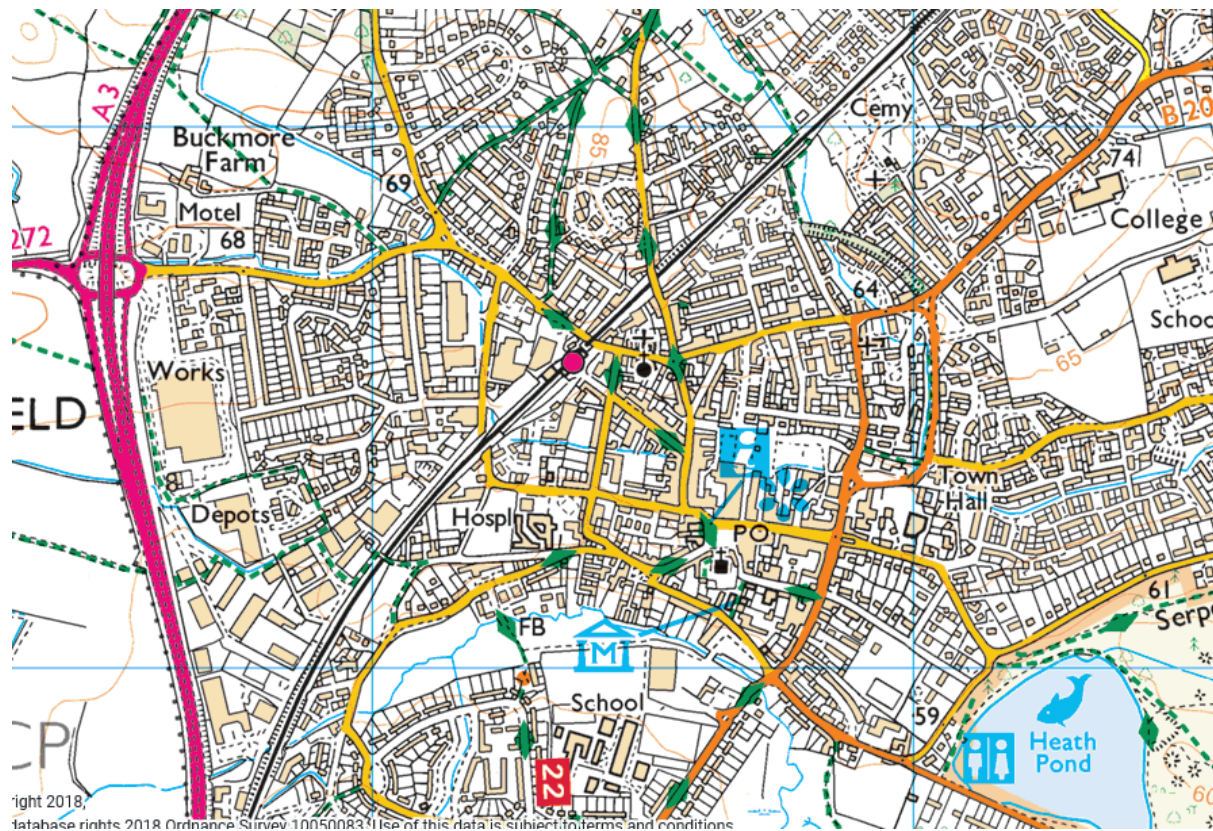
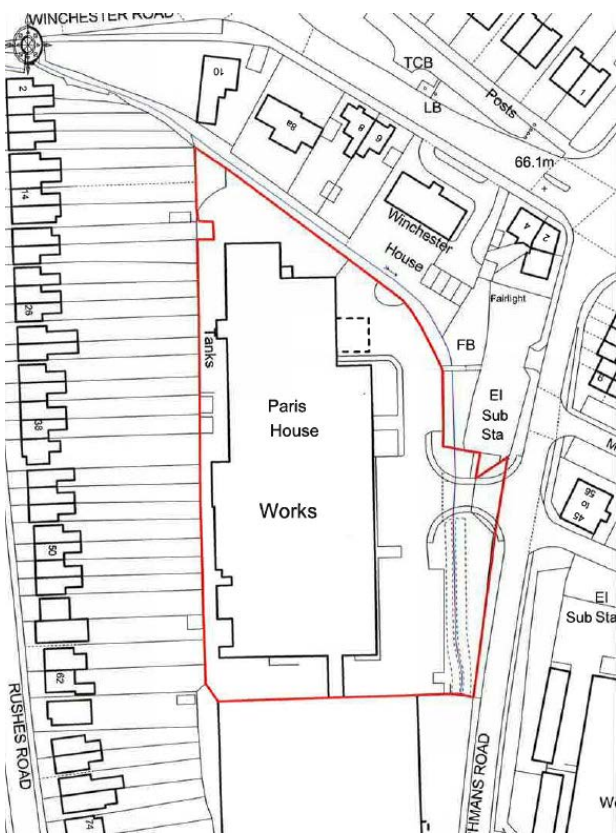


# Introduction

- The site & surroundings.
- Site history and the 2016 appeal decision.
- The proposals (design and use class).
- Loss of employment site versus need for specialist housing.
- Policy considerations.
- Specific considerations in the report:
  - Access & highways
  - Contributions
  - Dark night skies
  - Design of the building
  - Drainage & flood risk
  - Ecology
  - Environmental health (contaminated land/pollution)
  - Landscape scheme
  - Surrounding amenities







## History

- Previous application for housing refused on loss of employment, design considerations and no affordable housing provision.
- Appeal dismissed in 2016.
- Prior notification for demolition – December 2017.
- Former building demolished by end of February 2018.

















- Extra care/assisted living scheme (Use Class C2)
- 66 apartments – 39 no.1 bed and 27 no.2 bed.
- 2 and 3 storey 'C' shaped contemporary building.
- Landscaped grounds.
- 45 car parking spaces.
- Existing access retained.





South Elevation



West Elevation 0'  
1:100



West Elevation





# East Elevation



East Elevation  
1:100



# North Elevation





[illegible]

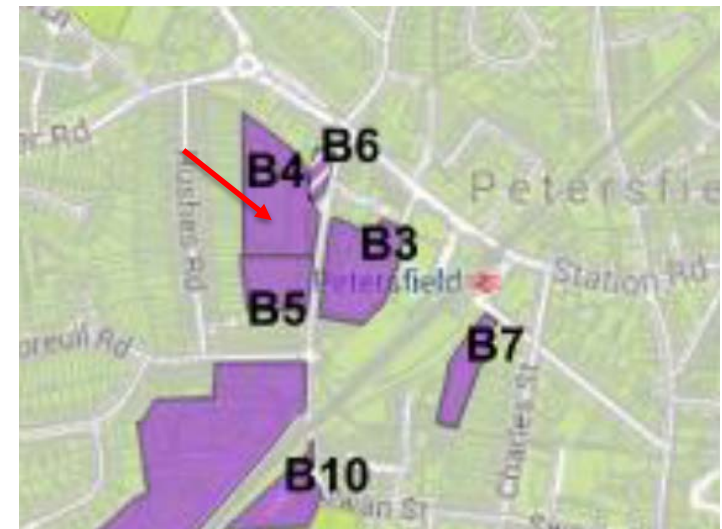
- 2 BED APARTMENTS
- 1 BED APARTMENTS
- PLANT ROOMS / STORAGE
- COMMUNAL AREAS
- CIRCULATION



# Considerations

- **Principle of development**

- Loss of an employment site allocation vs addressing housing need.
- Development Plan Policy: Petersfield Neighbourhood Plan, Joint Core Strategy and saved 2006 Local Plan policies.
- Emerging SDLP policy SD35.
- NPPF 2018.
- Viability.
- Marketing.



# Considerations

- **Design**
  - Siting, scale and design
    - Contemporary scheme.
    - Institutional in character.
    - Relationship with surrounding properties.
  - General arrangement
    - parking area,
    - amenity space,
    - landscape scheme





# Considerations

- **Reason for refusal no.3 – Financial contribution to mitigate the loss of employment land.**
  - Adopted policy and CIL regulations.
- **Reason for refusal no.4 – Drainage scheme**
  - Site is susceptible to flood risk.
  - HCC advise it's not appropriate to apply condition(s), given the type of scheme proposed and on the basis of the information provided.



# Recommendation

That planning permission be refused for the reasons set out in Paragraph 10.1 of the report and the update sheet. Plus include reference to the NPPF 2018 in reason for refusal no.3.

