

HAMPSHIRE COUNTY COUNCIL

Officer Decision Record

Decision Maker:	<i>Steve Clow</i>
Title:	Addenbrooke Extra Care Scheme, Gosport – Section 106 Agreement

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1. The decision:

1.1. That authority be given to enter into the Section 106 Agreement for the Addenbrooke Extra Care scheme in Gosport, as detailed in the confidential appendix attached, in line with the approved Executive Member for Policy and Resources report dated 26 September 2018.

2. Reason(s) for the decision:

2.1. The decision is required to secure planning consent for the proposed redevelopment of the site for a 60-unit Extra Care scheme.

Approved by:



Date:

03 March 2021

**Steve Clow B Arch Hons (Glasgow) Dip Arch ARB
RIBA
Assistant Director - Property Services
On behalf of the Director of Culture, Communities
and Business Services**

CONFIDENTIAL APPENDIX

Reasons Why this Report is Not for Publication

This report is not for publication as it contains exempt information within Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972, being information relating to the financial or business affairs of a particular person (including the authority holding that information). Further, it is considered that, in all the circumstances, the public interest in maintaining this exemption outweighs the public interest in disclosing this information. While there may be a public interest in disclosing this information, it is felt that, on balance, this is outweighed by other factors in favour of maintaining the exemption, namely that the expenditure is subject to confidential third party financial and other negotiations and to reveal details of those negotiations would adversely affect the County's negotiating position.

Purpose of this Report

1. The purpose of this report is to seek approval to enter into the Section 106 Agreement relating to the redevelopment of the former Addenbrooke care home site in Gosport for a new 60-unit Extra Care scheme.

Recommendation(s)

2. That authority be given to enter into the Section 106 Agreement, as detailed in this report, and in line with the approved Executive Member for Policy and Resources report dated 26 September 2018.

Executive Summary

3. This report seeks authority to enter into the Section 106 Agreement relating to the planning consent for the redevelopment of the former Addenbrooke care home site in Gosport for a new 60-unit Extra Care scheme.

Contextual Information

4. Addenbrooke closed in 2012, and the site is currently vacant.
5. An OJEU compliant open market tender for the development and operation of three Extra Care housing schemes, Lot 2 of which was Addenbrooke, was undertaken in April 2018.
6. The Executive Member for Policy and Resources approved the award of the tender, as set out in the EMPR report dated 26 September 2018.
7. The developer has since progressed the planning application for the 60-unit Extra Care scheme, and the Local Planning Authority (LPA), Gosport Borough Council, passed a resolution to grant planning permission on 22 July 2020.

Section 106 Agreement

8. The Section 106 Agreement secures planning obligations in respect of the redevelopment of the Addenbrooke site for Extra Care housing. The committee report of the LPA recommended the grant of planning subject to a Section 106 Agreement relating to:
 - Affordable housing

- Nitrates mitigation
 - Contribution towards Public Open Space
 - Recreational disturbance contribution
 - Traffic Regulation Order
9. The Section 106 Agreement will be entered into by the County Council as landowner so as to bind its freehold interest in the land. The nitrate mitigation works also impact upon the existing Nursing Home at Hawthorne Court (owned by the County Council) which will have improved water management controls installed as part of the nitrates mitigation works required to mitigate the development.
10. The Section 106 Agreement has been approved by Hampshire Legal Services.

REQUIRED CORPORATE AND LEGAL INFORMATION:

Links to the Strategic Plan

Hampshire maintains strong and sustainable economic growth and prosperity:	yes/⌘
People in Hampshire live safe, healthy and independent lives:	yes/⌘
People in Hampshire enjoy a rich and diverse environment:	yes/⌘
People in Hampshire enjoy being part of strong, inclusive communities:	yes/⌘

Other Significant Links

Links to previous Member decisions:	
<u>Title</u>	<u>Date</u>
Executive Member for Policy and Resources – Three Extra Care Development Opportunities in Gosport, Petersfield and New Milton – Outcome of Procurement - Lot 2: Addenbrooke, Gosport	26 September 2018

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

Document

Location

None

