

ADDENDUM

PLANNING COMMITTEE
DATE 30th January 2025

APP/24/00612 – Land south of Lower Road and west of Old Manor Farm, Havant

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

Site Viewing Working Party

At the meeting of the Site Viewing Working Party on 23/01/2025, a request for further information was made:

- (a) **Details on whether any solar panels or other renewable energy technologies would be proposed for the dwellings in the site**

The applicant has advised:

'In terms of renewables and sustainability measures, I can confirm we will be providing:

- *PV panels*
- *Air Source Heat Pumps*
- *EV charging points*
- *Water butts*
- *Thicker cavity walls (350mm)*
- *Following guidance for 'Homes for Nature' (see attached)*
- *Thicker cavity walls (350mm external walls)'*

Officer comment: Condition 11 (as amended below) requires details to be secured as part of a sustainability statement. We would expect any solar panels to be integrated into the roofs to minimise the visual impact on the character of the area and setting of the Conservation Area. Air Source Heat Pumps should be located where they would have minimal harm to visual amenity and minimise noise disturbance to the neighbouring occupiers of the site.

6 Community Involvement

A further letter of representation has been received as follows;

'The application is flawed. It (the site plan) does not identify the land in the ownership or control of the applicant outside the site. The blue land that is needed to deliver the development. In particular the land needed to access the application site in order to build it. Narrow Marsh Lane sits within this land. I think there is a remedy that will bring this within the scope of the application and planning control. Either the applicant submits a revised site plan or an application for the blue land together with an outline of the restoration works. After a period (21days) to enable public scrutiny. The combined proposals can then be subject to a planning condition that might for example say... no occupation of the first

house until a detailed scheme has been submitted and approved for the reinstatement of NML.'

Officer comment: This is a Reserved Matters application only. The principle of the development and crucially the access to it has already been approved under APP/21/01071 – that permission included all land necessary to access the site. The scope of this Reserved Matters application is solely the layout, scale, appearance and landscaping of the development approved under APP/21/01071. Those matters lie wholly within the red edged area on the location plan and do not extend into Phase 1; nor do they have any bearing on Narrow Marsh Lane. The outline approval itself has no conditions requiring any 'restorative works' to Narrow Marsh Lane.

9 RECOMMENDATION

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00612 subject to;

- (A) No objection from Natural England being received within the statutory 21 day consultation period;
- (B) Conditions set out on the agenda report with the following amendments to conditions 1, 11 and 12 (and subject to such changes and/or additions that the Head of Planning considers necessary to impose prior to the issuing of the decision)

Conditions

The applicant has agreed to the recommended conditions on the agenda paper subject to the following amendments;

Minor corrections to the list of supporting documents included in condition 1 as highlighted below:

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

*Location Plan Thrive LP.01 A
Coloured Site Layout * Thrive CSL.01 B
Site Layout Thrive SL.01 B
Affordable Housing Layout Thrive AHL.01 B
Boundary Materials Layout Thrive BML.01 B
Dwelling Materials Layout Thrive DML.01 B
Parking Strategy Layout Thrive PSL.01 B
Refuse Strategy Layout Thrive RSL.01 B
Street Elevations – Sheet 1 Thrive SE.01 C
Street Elevations – Sheet 2 Thrive SE.02 C
Coloured Street Elevations - Sheet 1 * Thrive CSE.01 C
Coloured Street Elevations – Sheet 2 * Thrive CSE.02 C
House Type S2.1 (Block of 2) – Elevations Thrive HT.S2.1(2blk).e C
House Type S2.1 (Block of 2) - Floor Plans Thrive HT.S2.1(2blk).p B
House Type S2.1 (Block of 3) – Elevations Thrive HT.S2.1(3blk).e C
House Type S2.1 (Block of 3) - Floor Plans Thrive HT.S2.1(3blk).p B
House Type S3.2 (Block of 2) – Elevations Thrive HT.S3.2(2blk).e C
House Type S3.2 (Block of 2) - Floor Plans Thrive HT.S3.2(2blk).p B*

House Type 2.1 (Block of 2) – Elevations Thrive HT.2.1(2blk).e C
 House Type 2.1 (Block of 2) - Floor Plans Thrive HT.2.1(2blk).p C
 House Type 3.1-A - Elevations Thrive HT.3.1-A.e C
 House Type 3.1-A - Floor Plans Thrive HT.3.1-A.p C
 House Type 3.2 (Block of 2) – Elevations Thrive HT.3.2(2blk).e C
 House Type 3.2 (Block of 2) - Floor Plans Thrive HT.3.2(2blk).p C
 House Type 3.2 - Plans and Elevations Thrive HT.3.2.pe C
 House Type 3.6 - Elevations Thrive HT.3.6.e C
 House Type 3.6 - Floor Plans Thrive HT.3.6.p C
 House Type 4.1 - Elevations Thrive HT.4.1.e C
 House Type 4.1 - Floor Plans Thrive HT.4.1.p C
 House Type 4.2 - Elevations - Option 1 Thrive HT.4.2.e1 C
 House Type 4.2 - Elevations - Option 2 Thrive HT.4.2.e2 C
 House Type 4.2 - Floor Plans - Option 1 Thrive HT.4.2.p1 C
 House Type 4.2 - Floor Plans - Option 2 Thrive HT.4.2.p2 C
 House Type 4.5 - Elevations Thrive HT.4.5.e C
 House Type 4.5 - Floor Plans Thrive HT.4.5.p C
 House Type 4.6 - Elevations Thrive HT.4.6.e C
 House Type 4.6 - Floor Plans Thrive HT.4.6.p C
 House Type 4.7 - Elevations Thrive HT.4.7.e C
 House Type 4.7 - Floor Plans Thrive HT.4.7.p C
 Garage - Single - Floor Plan and Elevations Thrive GAR.01.pe A
 Garage - Double - Floor Plan and Elevations Thrive GAR.02.1.pe A
 Garage - Twin - Floor Plan and Elevations Thrive GAR.02.2.pe A
 Landscape General Arrangement Terra Firma 2255-TFC-00-00-DR-L-1001 P05
 Landscape General Arrangement Terra Firma 2255-TFC-00-00-DR-L-1002 P05
 Landscape General Arrangement Terra Firma 2255-TFC-00-00-DR-L-1003 P06
 Landscape General Arrangement Terra Firma 2255-TFC-00-00-DR-L-1004 P05
 Specifications Terra Firma 2255-TFC-00-00-DR-L-1005 P05
 Landscape General Arrangement (site wide) Terra Firma 2255-TFC-00-00-DR-L-1006 P04
 Drainage Strategy Layout MJA 6430-MJA-SW-XX-DR-C-001 P14
 Survey Drawings 1-6, plus 'gas main, water main & perforated pipes' drawing (7 drawings in total) Encompass 6NN3A -
 Greenfield Plan MJA 6430-MJA-SW-XX-DR-C-005 P1
 Impermeable Areas MJA 6430-MJA-SW-XX-DR-C-006 P2
 Levels Layout MJA 6430-MJA-SW-XX-DR-C-002 P5
 Engineering Review and Vis Splays MJA 6430-MJA-SW-XX-DR-C-003 P6
 Refuse Tracking Layout MJA 6430-MJA-SW-XX-DR-C-500 P6
 Fire Appliance Tracking Layout MJA 6430-MJA-SW-XX-DR-C-501 P6
 SUV Car Tracking Layout MJA 6430-MJA-SW-XX-DR-C-502 P5
 Pump Station Tracking Layout MJA 6430-MJA-SW-XX-DR-C-503 P4
 Potential Visitor Parking Tracking Plan MJA 6430-MJA-SW-XX-DR-C-504 P2

The following documents have also been considered in the determination of this application:

Application Form Pegasus Group 31.07.2024
 CIL Information Form Pegasus Group 15.11.2024
 Covering Letter Pegasus Group 31.07.2024
 Planning Statement (inc. Affordable Housing Statement) Pegasus Group P23-1017 3 July 2024

Development Quality Standards Checklist Pegasus Group - - July 2024
 Statement of Community Involvement Pegasus Group P23-1017 2 July 2024
 Design and Access Statement Thrive BARG230421 A 22.07.2024
 Accommodation Schedule Thrive BARG230421 H 28.10.2024
 CIL Calculations Thrive BARG230421 B 11.11.2024
 Heritage Statement SLR 425.065736.00001 3 24.07.2024
 Flood Risk Assessment and Drainage Strategy MJA SS/21/0433/6430 Rev. G updated 17/01/2025.
 Drainage Strategy Technical Note MJA SS/23/0157/6430 **Rev. E** 13.11.2024
 Surface Water Checklist MJA July 2024
 Stage 1 Road Safety Audit Traffic Management Consultants (via MJA) A 15.07.2024
 Ecology Mitigation & Enhancement Strategy (EMES) * Aluco November 2024
 Biodiversity Net Gain Metric Aluco - 25.07.2024
 Nitrogen Budget Plan Bargate Homes - - 24.07.2024
 Nitrogen Budget Calculator V3 submitted 14/01/2025
 Havant Occupancy Calculator submitted 14/01/2025
 Noise Impact Assessment 24 Acoustics R8907-4 5 26.07.2024
 Transport Technical Note (new document) i-Transport SJ/ITB12174-022 15.11.2024
 Infiltration Testing Results Geo-Env GE20565/FG01/220111 11.01.2022
 Winter Monitoring Results Geo-Env GE20565 2021-2022
 Winter Groundwater Monitoring Letter Geo-Env GE20565/WP01/220401 01.04.2022
 Borehole Prelim Information Letter Geo-Env GE20814/WP01/220429 29.04.2022
 Borehole Ground Investigation Letter Geo-Env GE20814/WP02/220518 18.05.2022
~~Ground Investigation Results (2 no. documents) Geo-Env GE20565 2022~~
Winter Monitoring Results (2 no. documents) Geo-Env GE21231 2022-2023
 Winter Monitoring and Swale/Basin Locations Geo-Env GE21231/TM01/221014 14.10.2022
~~Surface Water Cales I-DRN 25.07.2024~~

Officer comment: These amendments are acceptable.

Addition of date of Building Regulations to condition 11 below:

- 11 No development shall commence until a sustainability statement has been submitted to and approved in writing by the Local Planning Authority. The sustainability statement shall detail how the dwellings shall achieve a reduction in CO2 emissions of at least 19% of the Dwelling Emission Rate (DER) compared to the Target Emission Rate (TER) of Part L of the **2013** Building Regulations. Consideration should also be given to the minimising the visual impacts on the setting of the Conservation Area and shall minimise impacts on the amenities of the occupiers of the site and neighbouring properties. The development shall be carried out in full accordance with the approved details.

Reason: In the interest of sustainability and having regards to the Council's Housing Delivery Position Statement and policies CS11, CS16 and DM10 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework. This is a pre-commencement condition as it goes to the heart of the permission.

Officer comment: The Housing Delivery Position Statement was published March 2022 whilst Part L was updated in June 2022 as such it is considered reasonable to stipulate the 2013 Building Regulations.

Amendments to condition 12, as below. Amendments recommended (a) for the avoidance of doubt as to which elevation is being referred to; and (b) to allow for the situation where a window may not be openable due to building regulations - for example, plot 26 cannot be openable due to building regulations as it's on the boundary.

12 All the windows at or above 1st floor level in the side elevations of plots 2, 7, 10, 21, 32, 38 and the rear *(northern)* elevation of 26 shall

i) *if openable*, consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times;

ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework.

Officer comment: These amendments are reasonable.