

Planning Statement

(incorporating Affordable Housing Statement)

Reserved Matters Application for 43 Dwellings

**Land West of Old Manor Farm, South of Lower Road,
Bedhampton (Phase 2)**

On behalf of Bargate Homes Ltd and VIVID Housing Ltd

Date: July 2024 | Pegasus Ref: P23-1017



Document Management.

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1. Introduction.

1.1. This Planning Statement has been prepared by Pegasus Group on behalf of Bargate Homes Ltd and VIVID Housing Ltd (the applicants), to support an application to Havant Borough Council (HBC) for the approval of reserved matters at Land West of Old Manor Farm, South of Lower Road, Bedhampton (Phase 2).

1.2. The reserved matters submission follows the issuing of the outline planning permission¹ on 16th May 2023 for:

“Up to 43 dwellings, associated landscaping, open space and allotments with access from Lower Road.”

1.3. It seeks approval for the remaining detailed matters which were not considered at the outline stage, as follows:

“Approval of reserved matters (comprising layout, landscape, scale and appearance) pursuant to outline planning permission APP/21/O1071 for the development of 43 dwellings along with public open space and associated infrastructure works.”

1.4. Site access was approved as part of the outline planning permission and will be delivered through Bargate Homes’ recently completed development of 50 dwellings at Cotton Way², to the east (Phase 1).

1.5. The submission of this reserved matters application is in accordance with condition 1 of the outline planning permission which requires submission of reserved matters prior to 2 years from the date of the permission.

Supporting Documentation

1.6. The statement should be read in conjunction with the other application supporting documents, including:

- Covering letter, prepared by Pegasus Group;
- Application form;
- CIL information form;
- Architect’s drawings and accommodation schedule, prepared by Thrive Architects;
- Design and Access Statement, prepared by Thrive Architects;
- Statement of Community Involvement, prepared by Pegasus Group;
- Development Quality Standards Checklist, prepared by Pegasus Group;
- Heritage Statement, prepared by SLR;
- Landscape proposals drawings, prepared by Terra Firma;
- Engineering drawings (Highways, Drainage and Site Levels), prepared by MJA Consulting;
- Surface Water Drainage Scheme, prepared by MJA Consulting;
- Noise Impact Assessment, prepared by 24 Acoustics;

¹ HBC ref. APP/21/O1071 and appeal ref. PP/X1735/W/22/3305704

² HBC ref. APP/19/00427



- Ecology Mitigation & Enhancement Strategy and BNG Assessment, prepared by Aluco Ecology; and
- Nitrogen Budget Calculations, prepared by Bargate Homes.

1.7. The remainder of this statement is structured as follows:

- **Section 2: Site and Surrounding Area** – a description of the application site and its environs, along with details of the planning history for the site.
- **Section 3: Pre-application Consultation** – an overview of the pre-application consultation that has taken place with HBC, HCC and the public.
- **Section 4: Planning Policy Context** – a summary of the key national and local planning policy.
- **Section 5: Proposed Development and Planning Assessment** – a summary of the key elements of the reserved matters submission and explanation of how this relates to the outline planning permission and relevant planning policy.
- **Section 6: Affordable Housing Statement** – sets out the number, mix and tenure of affordable housing provision within the scheme.
- **Section 7: Conclusion** – sets out concluding remarks.



2. Site and Surrounding Area.

- 2.1. The application site comprises of a former agricultural field on the southern edge of Bedhampton and measures approximately 3.76 hectares.
- 2.2. It is bounded to the south by a railway cutting and the A27 Havant Bypass beyond, to the west by the A3(M), and to the north by an industrial and storage building and its yard. Residential dwellings at Old Manor Farm also lie to the north of the site, and form part of the Old Bedhampton Conservation Area.
- 2.3. Bargate Homes and VIVID Housing's recently completed development of 50 open market and affordable dwellings lies to the east (Phase 1).
- 2.4. The outline planning permission establishes that the site is a sustainable location for housing development and that *"there would be adequate access to services and facilities from the appeal site if future occupants were to walk, cycle or use public transport."*³

Planning History

- 2.5. On 29th September 2021, the applicants submitted an outline planning application⁴ for the development of *"Up to 43 dwellings, associated landscaping, open space and allotments with access from Lower Road"*. Following the non-determination of the application within the prescribed period, the applicants exercised their right to appeal⁵.
- 2.6. As part of the appeal process, HBC set out putative reasons for refusal relating to concerns regarding the adequacy of the surface water drainage system and whether the proposal would make adequate provision for affordable housing, public open space, sustainable transport and a community officer. However, following further discussions between the appellants, HBC and Hampshire County Council (HCC), and the submission of further information, all matters of dispute between HBC and the appellants had been resolved in advance of the appeal hearing. The Inspector therefore proceeded to determine the application on the basis of written submissions, subsequently allowing the appeal on 16th May 2023.
- 2.7. The outline planning permission establishes the principle of development as well as the details of the vehicular access from Lower Road through the recently completed Bargate Homes development of 50 dwellings to the east (Phase 1 – Ref APP/19/OO427).
- 2.8. The outline permission is the subject of 21 planning conditions to ensure the delivery of an acceptable form of development and include requirements to deliver measures which seek to protect the safety and amenity of both existing and new residents as well as measures to safeguard and enhance the environment.
- 2.9. The outline permission is also the subject of a number of planning obligations, secured through a S106 Agreement, which ensure the delivery of affordable housing, open space and

³ Paragraph 13 of Appeal Inspector's Report ref. PP/X1735/W/22/3305704

⁴ HBC ref. APP/21/O1071

⁵ Appeal ref. PP/X1735/W/22/3305704



a Travel Plan as well as the payment of various contributions relating to sustainable transport, protection of biodiversity and the provision of a Community Project Worker.



3. Pre-application Consultation.

- 3.1. The scheme has been shaped by pre-application consultation with both Havant Borough Council and Hampshire County Council (HCC) as well as public consultation with local residents.

Pre-application consultation with Havant Borough Council

- 3.2. The applicants have undertaken two rounds of pre-application engagement with HBC. The first round (December 2023) focused on the layout of the proposed development. HBC's response supported the proposed approach whilst making suggestions as to how the positioning of dwellings and the layout of the hard and soft landscaping could be amended to enhance the scheme. Comments were also received from both internal and external consultees.
- 3.3. The second round of consultation, in April 2024, included an updated site layout as well as building elevations and streetscenes. Again, feedback was positive, welcoming the high quality of architecture and proposing some alternative approaches to elevational treatments, such as window positions, materials and detailing.

Pre-application consultation with Hampshire County Council

- 3.4. HCC, as the Local Highway Authority, were invited to provide comments on the draft proposals through their formal pre-application enquiry process. Their response in April 2024 was generally supportive of the principle of the layout, whilst seeking clarification on a number of points and the submission of additional information as part of the reserved matters application (eg. footpath widths and the provision of a Road Safety Audit).
- 3.5. The applicant has also consulted with HCC in their capacity as the Lead Local Flood Authority (LLFA). This confirmed HCC's agreement to the principle of using a gravity system with an outfall to an existing on-site surface water culvert. Discussions with HCC have continued around the detail of the proposed drainage solution, which is set out in full as part of the Surface Water Drainage Scheme which accompanies this application.
- 3.6. The pre-application discussions with both HBC and HCC have been instrumental to the formation of the detailed scheme and have allowed the applicants to work through issues with the Councils at an early stage.

Public Consultation

- 3.7. The applicants undertook a pre-application public consultation exercise in March 2024 to present the draft proposals to the local community and allow the opportunity for the submission of feedback to the development team at an early stage in the planning process.
- 3.8. An online public consultation invite was distributed to 210 addresses in the immediate area inviting comments on the proposed development via a dedicated project website. A total of 8 responses were received with the most frequently raised issues concerning:
- Highways Safety, Access and Construction Traffic
 - Principle of Development / Loss of Green Space
 - Biodiversity



- Noise
- Design

- 3.9. The applicants have reviewed and considered all views expressed by respondents and have provided responses on each of the topic areas above within the Statement of Community Involvement (SCI) which accompanies this reserved matters application.
- 3.10. The pre-submission consultation has been conducted in accordance with the aims and objectives of adopted national policy and HBC's Statement of Community Involvement.



4. Planning Policy Context.

National Planning Policy Framework (NPPF) – December 2023

- 4.1. The NPPF sets out the Government's expectations for plan-making and decision-taking in a way that achieves sustainable development and delivers positive growth. It emphasises the need to secure economic, social and environmental benefits. At the core of the NPPF is the presumption in favour of sustainable development.

The Development Plan

- 4.2. The Development Plan for Havant Borough includes the following documents of relevance to the proposed scheme:

- Havant Borough Local Plan (Core Strategy) – Adopted 2011.
- Havant Borough Local Plan (Allocations) – Adopted 2014.

- 4.3. Following the withdrawal of the Draft Havant Borough Local Plan from Examination in 2022, HBC are currently preparing a new Local Plan to replace the Core Strategy and Allocations Plans. The Council's most recent Local Development Scheme (November 2023) confirms that the next stage of consultation is the Draft Plan Consultation (Regulation 18) which is anticipated to take place at the end of 2024, with examination not anticipated before 2026. Given the early stages of preparation in the new plan it can be given no weight in the decision making process.

Housing Delivery Position Statement

- 4.4. The Havant Borough Housing Delivery Position Statement (HDPS), adopted in 2022, was prepared to set out how planning applications for housing not in accordance with the Development Plan will be considered in the context of the Council's five year housing land supply shortfall and the Housing Delivery Test measurement, and in the absence of an up to date Local Plan. The Statement is a material consideration (although of "very limited weight"⁶) in the determination of planning applications until such time as a new Local Plan is in place.
- 4.5. The Statement is focused upon providing guidance on how the principle of development will be assessed. As set out above, the principle of development for the site, the subject of this submission, has already been established. However, Decision Making Principle 5 'Development Quality' sets out a number of expectations on the standard of development quality that schemes will be expected to achieve, which reflect the direction of travel set out in the withdrawn Havant Borough Local Plan. A 'Development Quality Standards Checklist' was submitted with the outline application. This has been updated to reflect the current detailed proposals and is submitted with this reserved matters application. It sets out how the proposals comply with each of the development standards, as appropriate.

⁶ Paragraph 9 of appeal ref. PP/X1735/W/22/3305704



Supplementary Planning Documents

4.6. The following supplementary planning documents (SPDs) are also of relevance to the proposals:

- Havant Borough Design Guide SPD – Adopted 2011.
- Havant Borough Housing SPD – Adopted 2011.
- Havant Borough Parking SPD – Adopted 2016.

5. Proposed Development & Planning Assessment.

- 5.1. This Reserved Matters submission must be considered against the relevant policies contained in the adopted development plan, as well as the specific principles set out for the site through the outline planning permission. The permission establishes the principle of the development, as well as the detailed site access arrangements, and is a key consideration in the determination of this submission.
- 5.2. The Reserved Matters for consideration as part this submission are layout, scale, appearance and landscaping. Each of these matters, which are considered further below, have been developed in response to the contextual assessment and development principles which are set out in detail as part of the Design and Access Statement that supported the outline planning application.
- 5.3. Since the outline application was approved, the consultant team has undertaken further detailed analysis of the site constraints and opportunities which, in combination with the feedback received through the pre-application consultation exercise (as outlined above), has helped inform the detailed proposals.
- 5.4. The scheme proposes a total of 43 dwellings, comprising a mix of 2, 3 and 4 bedroom properties. 13 (30%) of the dwellings will be affordable homes, including both rented and shared ownership properties.
- 5.5. The net density of the development is 29 dwellings per hectare. This represents a balance between making efficient use of the land, respecting the character and density of existing/neighbouring development, and allowing for the site constraints, including on-site utilities, protected trees and ecology, need for open space, historical context, provision of drainage and proximity to the railway line, A27 and A3(M).

Design Principles

- 5.6. In response to the contextual analysis, technical studies, and relevant planning policy and design guidance, including the adopted Local Plan, the National Design Guide and the HBC Design SPD, a series of design principles were established as part of the outline planning application proposals. These principles, which have been carried through to the detailed design, focus on creating a place of high quality design at a gentle density where active landscapes provide an attractive outlook for new homes and encourage healthy lifestyles through walking, play, cycling and growing food locally. This approach has formed the basis for the detailed proposals submitted as part of this reserved matters application, as explained further within the supporting Design and Access Statement.

Layout

- 5.7. Policy **CS16** of the adopted Havant Borough Local Plan (Core Strategy) seeks to ensure that the design of new development is of high quality and responds to, draws inspiration from, and respects local context.



- 5.8. The proposed site layout follows the general arrangement and road structure of the outline Illustrative Masterplan⁷. The broad principles and locations of development have been maintained, but improvements have been made, aided by the pre-application discussions and the ability to use a detailed housing mix and house types at reserved matters stage.
- 5.9. Perimeter blocks front onto generous areas of open space formed around a courtyard of private gardens, whilst maintaining active frontage along the street for safety and overlooking. This arrangement follows advice from the project acoustic consultant, 24 Acoustics, who recommended that external amenity areas are located behind the proposed buildings and away from the noise sources (the railway to the south and A27 bypass to the west). The extensive landscape areas around the perimeter of the site allow for the protection of biodiversity along the site boundaries and provide a buffer to the conservation area and industrial buildings to the north, as well as providing an attractive setting and well over-looked areas for play, recreation and food growing.
- 5.10. The arrangement of the built form has been carefully considered for maximum legibility within the scheme, guiding residents and visitors through the site and creating attractive and varied vistas. This includes allowing for views across the open space, maximising its potential to be used and enjoyed by residents.
- 5.11. This layout also serves to keep vehicle speeds low and prioritises the encouragement of walking and cycling. It allows for active street frontages, with pedestrian paths, open space and parking bays all well-overlooked. This is in line with national best practice and Policy **DM11** of the adopted Havant Borough Local Plan (Core Strategy).
- 5.12. Access is provided from a single means of access from Lower Road, which will follow the approved route through the adjacent Bargate Homes development (Phase 1) via the high quality and slow speed streets provided within that scheme, as per the detailed site access drawing⁸ that was approved as part of the outline planning permission. Cycle and pedestrian access will also be provided through the earlier phase, utilising a network of dedicated footways and shared space streets.
- 5.13. All internal roads and turning heads are capable of accommodating emergency vehicles to allow access to dwellings. Detail of this can be found in the submitted tracking plans. A refuse plan is also included which demonstrates that refuse collection vehicles are able to safely service all dwellings within the scheme.
- 5.14. In accordance with Policy **DM13** and the Havant Borough Council Parking SPD (July 2016), the scheme incorporates parking at a minimum rate as follows:

Number of Bedrooms	Minimum Provision
One Bedroom	One space
Two/Three Bedroom	Two spaces
Four+ Bedroom	Three spaces

⁷ Illustrative Masterplan V5

⁸ Reference ITB12174-GA-O18F



- 5.15. Parking is generally provided on-plot as driveway and garage spaces with each dwelling having its own electric vehicle charge point. In addition, 20 visitor parking spaces are distributed throughout the site, comprising 9 formal parking spaces and further informal on-street parking areas that can accommodate a further 11 visitor cars, as shown on the Parking Strategy Plan. The Potential Visitor Parking and Refuse Tracking Plan demonstrates how a refuse vehicle can safely pass visitor cars that may, on occasion, park on the street should the formal parking spaces be full.
- 5.16. Each dwelling is provided with secure long stay cycle storage, either within garages or sheds, in accordance with HBC's Parking SPD.
- 5.17. As with the outline Illustrative Masterplan, the layout includes a landscape buffer along the site's northern boundary. This allows the built edge to be set back from the closest part of the former farm courtyard that forms part of the adjacent conservation area. The landscape buffer also provides visual screening of the builder's merchant to the north.
- 5.18. Allowing for the site's topography, a drainage attenuation basin is proposed towards the southern site boundary, beyond the proposed route of the new footpath. The existing boundary trees, hedgerows and grassland will be retained and maintained to ensure existing habitats are protected.
- 5.19. Further detailed surveys of the route of the water and gas pipes across the site have enabled more definitive easements to be plotted and the developable area to be refined. However, the variation from the previous desk-top information is not significant and has not prevented the layout from being developed in accordance with the vision identified at outline stage.
- 5.20. Gardens provide private amenity space, with sufficient area to allow enjoyment by all future residents. The layout of the dwellings themselves has been arranged to minimise overshadowing and the potential to impact upon neighbour's amenity, as recommended in the Havant Borough Design Guide SPD.
- 5.21. It is considered that the layout has been positively designed with due regard to the character and context of the local area, enabling a high-quality and well-designed development that makes efficient use of the site in accordance with the outline planning permission as well as national and local planning policy. Further detail on the layout is provided in the Design and Access Statement.

Scale

It is important that the development is designed to an appropriate scale, both in order to be in keeping with the character of the surrounding areas as well as to provide a comfortable environment for people who will inhabit and visit the development. In accordance with condition 20 of the outline planning permission, none of the dwellings proposed exceed two storeys in height. Two one and a half storey dwellings, with dormer windows in the roof, are proposed on the western portion of the site to add variety and visual interest within the street scene.

Appearance

- 5.22. Full details of the materials used, and appearance of individual house types can be found in the Design and Access Statement, Materials Plan and supporting house type drawings.



- 5.23. The appearance and materials used have been informed by the pre-application discussions with the Council, as well as the local context of Bedhampton. This has resulted in a scheme which provides variation and interest through the development, whilst appropriately reflecting the local vernacular, both of the neighbouring settlement, and the architectural context that has been established by the more recent Bargate Homes housing development to the east (Phase 1). Alongside the building materials, the use of appropriate boundary treatments will further enhance the character and setting of the new development.
- 5.24. The key design principles for this submission, and how the design of the scheme has been informed by the character of the surrounding area is explained in the submitted Design and Access Statement and Heritage Statement. These influences have together served to create a scheme that is visually attractive, with a defined sense of place for future residents, in accordance with section 12 of the NPPF.
- 5.25. Architecturally the scheme takes most of its cues from the completed Phase 1 development to the east, which has proven to be very popular. This approach isn't intended to be prescriptive or restrict design to copying existing development, but rather to ensure that the proposals are in keeping with the immediate environment.
- 5.26. In accordance with Policy **CS16**, the proposal uses characteristics of the locality to inform the design. It is proposed to use a variety of materials, features and a colour palette that are found in Bedhampton, including red brick, burnt brick and timber boarding.
- 5.27. In order to create a legible space, key plots are accentuated through either plot orientation, change in material or both.

Landscaping, Open Space and Ecology

- 5.28. Part 1b of Policy **CS16** requires that new development *"Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest"*.
- 5.29. Furthermore, condition 5 of the outline permission requires the submission and approval of Ecological Mitigation and Enhancement Strategy and timetable including measures to secure at least 10% BNG.
- 5.30. The landscape strategy, along with ecological considerations, have been key to informing the proposals from the outset, and accord with the landscape strategy and ecological assessment prepared at outline stage. The principles set out within these documents have been carried through to the detailed proposals (please see accompanying detailed landscape plans and ecology report), and are set out below.
- Provision of large areas of high quality, multi-functional green infrastructure (totalling 2.15ha) which connect with Phase 1 and provide space for play and the creation of edible landscape features in the form of allotments and a community garden. This ensures residents have good access to the facilities, and the recreation space encourages healthy lifestyles and play in a safe environment, in accordance with Policies **CS1** and **CS13**.
 - The play area is located at the south eastern portion of the site, adjacent to the existing open space for Phase 1, and measures 500sqm. This location has been chosen so that the play space is easily accessible by residents of both Phase 1 and



Phase 2, with a new footpath connecting the two sites. It is also well overlooked by dwellings immediately to the north which front onto this area, which provide natural surveillance. A post and rail fence is proposed around the drainage basin.

- Allotments and a community garden are provided on the western open space area and include raised beds and fruit trees, allowing residents to grow their own fruit, vegetables and flowers. This area is also well overlooked and accessible.
- Introduction of a landscape buffer to provide separation from Old Bedhampton Conservation Area and from the builders' merchant to the north.
- Delivery of 30.08% Biodiversity Net Gain (BNG). Please see details of the measures to secure BNG on site set out within the Ecology Mitigation and Enhancement Strategy that supports this submission.
- Use of permeable surfaces and rainwater harvesting features, as well as the introduction of sensitive landform adjustments (gentle ditches and shallow basins) to manage and slow surface water run-off. For the safety of pedestrians, and in accordance with condition 19 of the outline planning permission, a combination of defensive planting (within the larger open space areas) and estate railings (in the centre of the site close to residential properties), will be used to protect pedestrians from swales adjoining footpaths.
- Road construction will follow the same format as for Bargate Homes' Phase 1 scheme to the east, with a combination of macadam roads and block paved roads with feature panels.
- Conserving trees and hedgerows (in accordance with the Arboricultural Assessment and Method Statement prepared at outline stage) and the introduction of a landscape buffer adjacent to the highways planting to the west to enhance biodiversity.
- Introduction of native and ornamental trees within the site to enhance biodiversity, provide seasonal interest and shade and break up massing, in accordance with paragraph 136 of the NPPF.
- Establishing areas of species-rich flowering meadow to benefit insects and birds and provide space for informal recreation.
- Management of the site's vegetation to maximise biodiversity where possible, i.e. allowing tall grassland at the edges of the site.
- Boundary treatments to be similar to those provided at Phase 1, including timber closeboard, post and rail, and post and wire fencing, as well as brick walls and estate railings.
- Creation of pedestrian and cycle linkages through the proposed open space and via the adjacent site to the village centre, Bidbury Mead and the railway station.

5.31. In accordance with condition 5 an Ecology Mitigation and Enhancement Strategy has been undertaken for the site which sets out the results of a number of ecology surveys. The surveys found that the site was of limited ecological value given its last use for agricultural



purposes. The report also sets out the biodiversity enhancement measures that are proposed (and included in the landscaping drawings) as well as measures to achieve 30.08% Biodiversity Net Gain.

- 5.32. There is an establishing hedgerow that was planted along the boundary between Phase 1 and Phase 2 as part of the recent implementation of the Phase 1 development. As per the approved ecology report for condition 3 of the approved planning application for Phase 1, the hedgerow will act as a foraging route for bats and provide connectivity to the vegetation along the railway line to the south. Although located off-site, just within the boundary for Phase 1, it is proposed that access to the hedgerow for maintenance would be provided through the gardens of those plots on Phase 2 where their garden abuts the boundary between the sites. This would be secured via a requirement within the TP1 land transfer document to allow the management company to have a right of access through their gardens twice a year to maintain the hedge. The Phase 2 garden boundaries directly adjacent to the hedge would comprise of post and rail stock fencing rather than close board fencing so that the homeowners can benefit from the view of the hedge.

Mix and Standards

- 5.33. The housing mix for the site has been designed to provide a diverse blend of dwelling types to ensure local housing needs are appropriately met, in accordance with Policy **CS9**.
- 5.34. Affordable housing provision is discussed in full in section 6 of this statement, which should be referred to for a breakdown of affordable housing mix. In accordance with the outline permission and associated S106 legal agreement, 30% (13 units) of the total housing will be provided as affordable dwellings, of which 70% (9 units) will be affordable rented dwellings and 30% (4 units) will be shared ownership dwellings.
- 5.35. 35% of the overall housing mix (15 dwellings) are proposed as 2 bedroom dwellings in accordance with Decision Making Principle 5 of the Housing Delivery Position Statement.
- 5.36. All new homes are designed to meet the requirements set out in Table 1 of Nationally Described Space Standards (NDSS).



6. Affordable Housing Statement.

6.1. The S106 legal agreement associated with the outline planning permission contains requirements relating to the provision of affordable housing. As these requirements influence details within the reserved matters, this section confirms the details of affordable housing provision and compliance with the S106.

6.2. The principal requirements of the S106 relating to affordable housing are as follows:

- The provision of at least 30% of the dwellings across the development as affordable dwellings.
- The provision of a mix of affordable dwellings consisting of:
 - 70% of the affordable dwellings as affordable rented dwellings; and
 - 30% of the affordable dwelling as shared ownership dwellings; or
 - such other mix of type, tenure and numbers as may be agreed in writing with HBC.
- The design of the affordable dwellings to be compatible with the design of the open market dwellings.

Amount, Mix and Tenure

6.3. In compliance with the S106 agreement and Policy **CS9**, the scheme will deliver 13 affordable homes, equating to 30% of the total (43) provision of dwellings on site.

6.4. 70% (9 units) of the affordable dwellings will be affordable rented tenure, and the remaining 30% (4 units) will be shared ownership tenure. This is in full compliance with the S106 legal agreement.

6.5. The table below demonstrates the mix of affordable housing that is provided. The applicant has engaged with HBC to agree the mix in advance of this reserved matters submission.

	2 Bed	3 Bed	Total
Affordable Rent	7	2	9
Shared Ownership	2	2	4

6.6. All the affordable homes provide well-sized liveable rooms, suitable for modern living in accordance with the Nationally Described Space Standards (NDSS) and will be designed to be M4(2) compliant.



Distribution

- 6.7. As shown on the application plans, the 13 affordable dwellings are located in small clusters in order to aid effective management by VIVID as the housing association, with both affordable rented and shared ownership dwellings in each cluster.

Appearance

- 6.8. The new affordable homes have been designed to be 'tenure blind' – benefiting from the same materials and architectural treatments as the open market units to ensure they are indistinguishable and consistent in appearance.
- 6.9. The proposal will make a positive contribution to the affordable housing needs of the local community, providing 13 new affordable dwellings, which is a significant benefit of the application scheme.



7. Conclusion.

- 7.1. This reserved matters proposal has been formulated to deliver a high-quality residential development within an attractive landscaped setting which respects the character of the surrounding area.
- 7.2. It is brought forward in accordance with the outline permission and associated legal agreement and is in accordance with relevant adopted local and national planning policies. This submission follows detailed pre-application engagement with HBC, HCC and local residents, which has helped to shape the proposals.
- 7.3. The reserved matters proposals have been developed in line with the principles agreed at the outline stage and will bring forward a range of economic, social and environmental benefits, including:
- A high-quality development of 43 much needed open market and affordable homes;
 - New public open space including allotments, community garden and play area;
 - New footpaths and cycleways linking to the surrounding area;
 - Protected zones for wildlife and ecological enhancements and the delivery of 30.08% Biodiversity Net Gain;
 - Financial contributions towards off-site highway improvements and the provision of a Community Project Worker; and
 - New Homes Bonus and Community Infrastructure Levy payments towards improving local infrastructure.
- 7.4. In conclusion, the proposals accord with the adopted Havant Local Plan and the positive approach to sustainable development promoted in the National Planning Policy Framework.
- 7.5. As such it is respectfully requested that these details are approved without delay so that this much-needed development can be commenced in a timely manner.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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