

Car park area to north of 40 Robin Gardens - New Social housing

Design and Access statement to accompany
planning application

February 2023



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2.0 INTRODUCTION

2.1 APPLICATION SUMMARY

This design and access statement has been produced to support the detailed planning application for four new 3 bedroom houses on an existing car park area to northwest of Robin Gardens. It will describe the proposals, the extent of the development, along with the proposed layout, appearance, and external landscaping.

2.2 BACKGROUND

Portsmouth City Council is probably unique among UK local authorities in owning about 30% of its social housing outside the city's boundaries. In the 1940s, they started building houses and flats on land bought in Havant as the city recovered from the Second World War; nearly all of which are within the Leigh Park and Wecock Farm estates. The development of these areas continues today to provide affordable homes for residents of both Portsmouth and Havant.

Like many authorities within the country, there is huge demand for affordable homes in Portsmouth and demand is higher than supply. Many people are on the councils waiting list for several years before being offered accommodation. Many more aren't ever likely to be offered a property. Waiting lists show that there is a considerable need for two and three bedroom houses, and some demand for larger 4 or 5 bedroom houses.

The Wecock Farm housing office identified a number of infill sites within the estate which it was considered could be suitable for development. A feasibility study was carried out early in 2022 which concluded that the Robin Gardens site could be developed to provide new affordable housing.

2.3 HOUSING BRIEF

The brief received from Portsmouth City Council Housing Neighbourhood and Building Services is as follows;

- Four new general needs 3 bedroom (6 person) houses are required. They are to be constructed to Passivhaus standards, and are to be as robust and cost effective as possible.
- Floor areas should be generous and as a minimum should meet the areas set out in the Nationally Prescribed Space Standards. (ie. At least 102m² GIA for a 2 storey 3 bed 6 person house, with at least 2.5m² of built in storage.)
- Where possible the houses should be designed and constructed to meet Building Regulations Approved Document M4 Category 2 "Accessible and Adaptable Dwellings".

- Communal (un-allocated) parking is to be provided with the number of spaces in line with Havant Borough Council's parking policy.
- External works and planting are to be kept simple and robust while striving to provide attractive surroundings which enhance biodiversity.



Figure 1 - Aerial view of the site



Figure 2 - View looking due west across site

3.0 PLANNING

3.1 PRE- APPLICATION ADVICE

Detailed pre-applications were made to both Havant Borough Council and Hampshire Highways and the responses to these applications are included within the appendices.

3.2 PUBLIC CONSULTATION

Public consultations event were held on 13th and 14th October 2022 at Rachel Madocks school and Connors Keep retirement housing respectively. Flyers were delivered to approximately 1000 nearby residents around the site and posters also advertised the event locally. The event was attended by approximately 80 persons and there were members of the project team on hand to answer questions and concerns. As a result of feedback received at these events the plans were developed to address residents concerns. The amount of additional parking has been reduced to avoid impact on existing pockets of land that could be utilised in the future. It has been suggested that a play area could be provided and this is being looked at separately.



Figure 3 - Consultation event held at local community centre



Figure 4 - Presentation boards displayed at the public consultation events

3.3 PLANNING HISTORY

The area immediately surrounding the site has seen very little development in the past. Details of recent applications are given below.

Application reference number: APP/15/00022
Refurbishment of building to convert and upgrade existing accommodation of 44No. bedsits and flat. Connors Keep, Robin Gardens, Waterloooville
Planning permission was granted on 6th March 2015.

4.0 SITE USE AND CONTEXT

4.1 LOCATION

4.1.1 WIDER CONTEXT

The site is located centrally within the Wecock Farm estate in the Borough of Havant. The estate sits in the north-west corner of the Borough. To the east is the A3(M) and to the north and west open farmland continues into the South Downs National Park. The south coast with Portsea and Hayling Island is to the South. The site is indicated in red within Figure 5 opposite.

4.1.2 LOCAL CONTEXT

The site is currently a parking area for the surrounding residential properties. To the North there is a three storey block of flats, to the East there is a two storey block and to the South is a terrace of houses. The site can be accessed by vehicle via Robin Gardens. To the west there is a mature wooded area that forms a green belt to the agricultural land beyond.

The existing site is considered to be of low ecological value, being mostly hard paved with verges of amenity grassland which is subject to ongoing continual maintenance mowing. However the mature woodland to the west is an importance local feature and part of the surrounding green infrastructure and this is discussed in detail within the ecology report within the appendices.

4.2 TOPOGRAPHY

The site is relatively level with a minor slope from south to north. It is an open site bordered with public footpaths to South and North. To the west there is the wooded area and to the east the road.

4.3 DRAINAGE

Public storm and foul drainage systems are located close to the site. A specialist drainage consultant has been employed to carry out the design which is indicated on drawings included within this application.

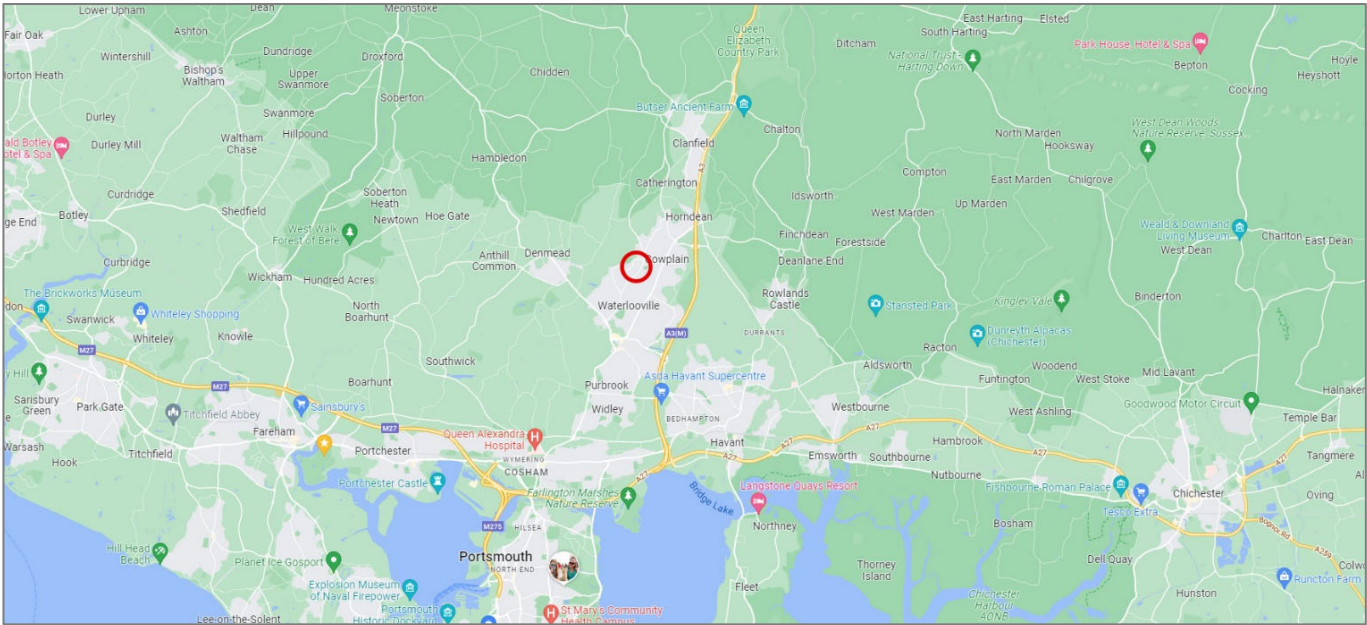


Figure 6 - Location plan with site indicated by red circle. Image from Map Data © 2022 Google



Figure 7 - Aerial view of the site. Image from Map Data © 2022 Google

4.4 GROUND CONDITIONS

A specialist contractor has been appointed to carry out site investigation for the site. The Stage 1 desktop and Stage 2 ground investigation report are included within the appendices. The results of which indicate the presence of desiccated soils, and consequently a bored piled foundation solution would provide an appropriate foundation for the building.

4.5 CONTAMINATED GROUND

As part of the intrusive site investigation carried out samples were analysed for contaminants that could pose a risk to construction workers, future site users and adjacent site users.

The samples taken from the site were tested and concentrations were found to be below relevant guidelines and therefore there are no contaminants of concern. Therefore, it is considered that the human health risks are low and that no mitigation measures will be required for the development.

4.6 GROUNDWATER

The site is located within a source protection zone and this was highlighted by Portsmouth Water through the pre-application process. We have taken advice from our specialist consultant and the current proposals taking this, the neighbouring residences, ecology and the ground bearing/make-up into consideration are to utilise CFA piles (continuous flight auger). By utilising a screwed pile, the migration of material downwards through the strata is avoided. The concrete is then pumped into the pile at a constant pressure as the auger is withdrawn resulting in the borehole being kept 'closed' and the risk of sidewall collapse minimised. The piling method statement will be developed in due course for approval.

4.7 SITE OWNERSHIP

The plan right has been extracted from the PCC corporate mapping system. Most of the land in the area around the site is owned by PCC. Although it is of note that most of the terraced housing has been disposed of under the right to buy scheme and is therefore unshaded. The pink colour indicates PCC land that sits within the PCC Housing Revenue Account portfolio.

Parts of the application site currently sit on land that is designated as highways and it will therefore be necessary to obtain the approvals/agreements required in order to carry out development lawfully.



Figure 8 - View looking south east across site.



Figure 9 - Extract of mapping indicating PCC ownership (housing in pink)

4.8 SITE HISTORY

The following historic Ordnance Survey maps illustrate the change in use of the land in the vicinity of the site over time. The red outline indicates the site boundary.

Historically, the site has typically comprised empty fields and farmland up until the 1970s.

In the 1945-1965 map you can see the start of development to the south of Chaplains Wood as villages expanded into the countryside.

In the 1970s a large area of land was purchased by Portsmouth City Council for the construction of a new housing estate to house residents of Portsmouth, whilst the city recovered from the devastation following the second world war.

The wooded belt that surrounds the current Wecock Farm housing has been retained throughout the development and is an important part of the local ecology.



Figure 10 - 1885-1900 Site plan



Figure 11 - 1892 - 1914 Site plan

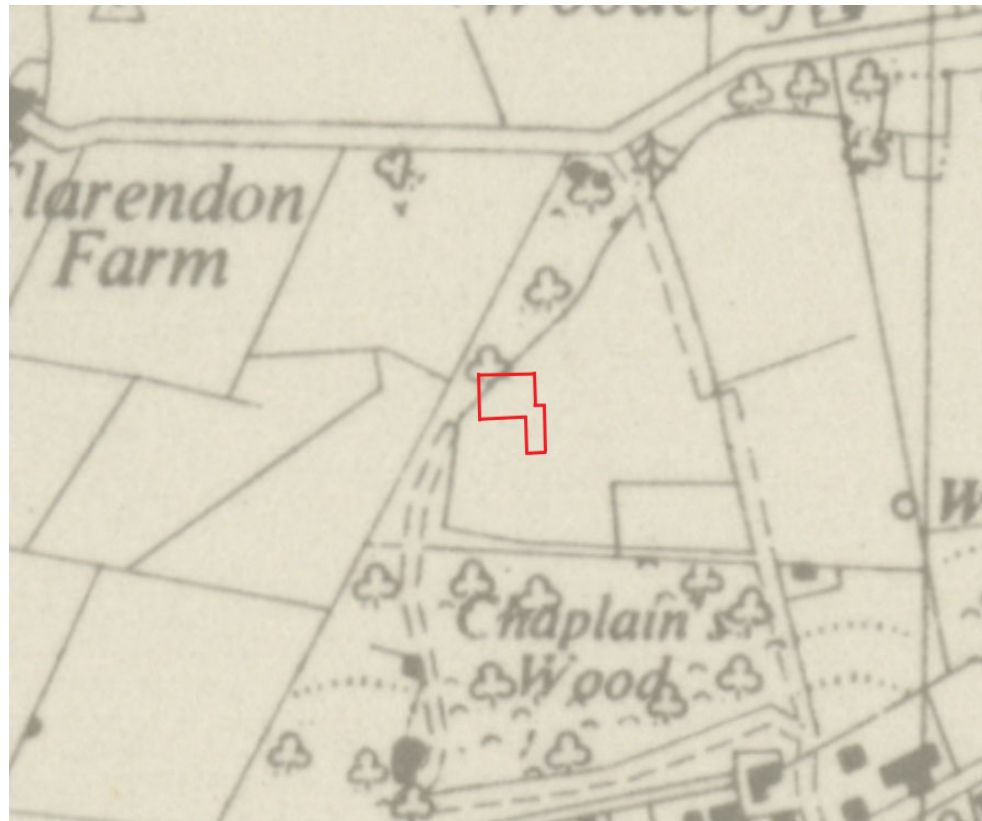


Figure 12 - 1945 - 1965 Site plan

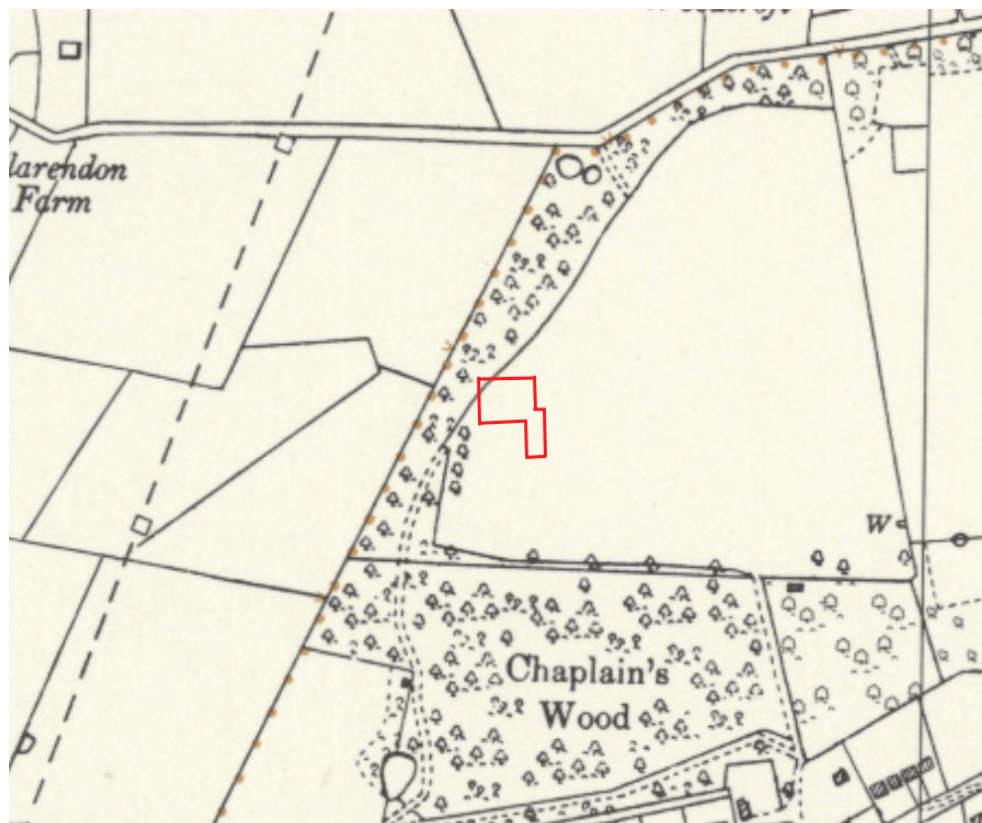


Figure 13 - 1949 - 1971 Site plan



Figure 14 - Current Aerial view

4.9 BURIED ORDINANCE

As part of the site investigation works carried out on the site, a UXO desktop study was completed which concluded that there was a medium potential for wartime bombs to be present. The full report is included within the appendices.

4.10 FLOOD RISK

Included opposite is an extract of the environment Agency Flood Risk Map. The site is in flood zone 1 which means it has a low chance of flooding from river/seas.

A full flood risk assessment has been prepared and is included within the appendices.

4.11 EXISTING HABITAT

An Ecological consultant has been employed by the applicant to carry out a Preliminary Ecological Appraisal (PEA) for the site. As part of this appraisal, they also carried out a preliminary roost assessment (trees). The full report is included within the appendices.

The report identifies the potential for the following important ecological features:

- Low potential for roosting Bats
- Potential for Hazel Dormice
- Potential for breeding and nesting birds
- Potential for foraging and commuting Badgers
- Mature Deciduous woodland adjacent to the site boundary
- Potential for individual reptiles

Supervised measures are recommended within the report to protect the existing features. A number of enhancements are proposed to the dwellings such as measures to limit the negative impact of external lighting and incorporation of bat and bird bricks into the buildings.

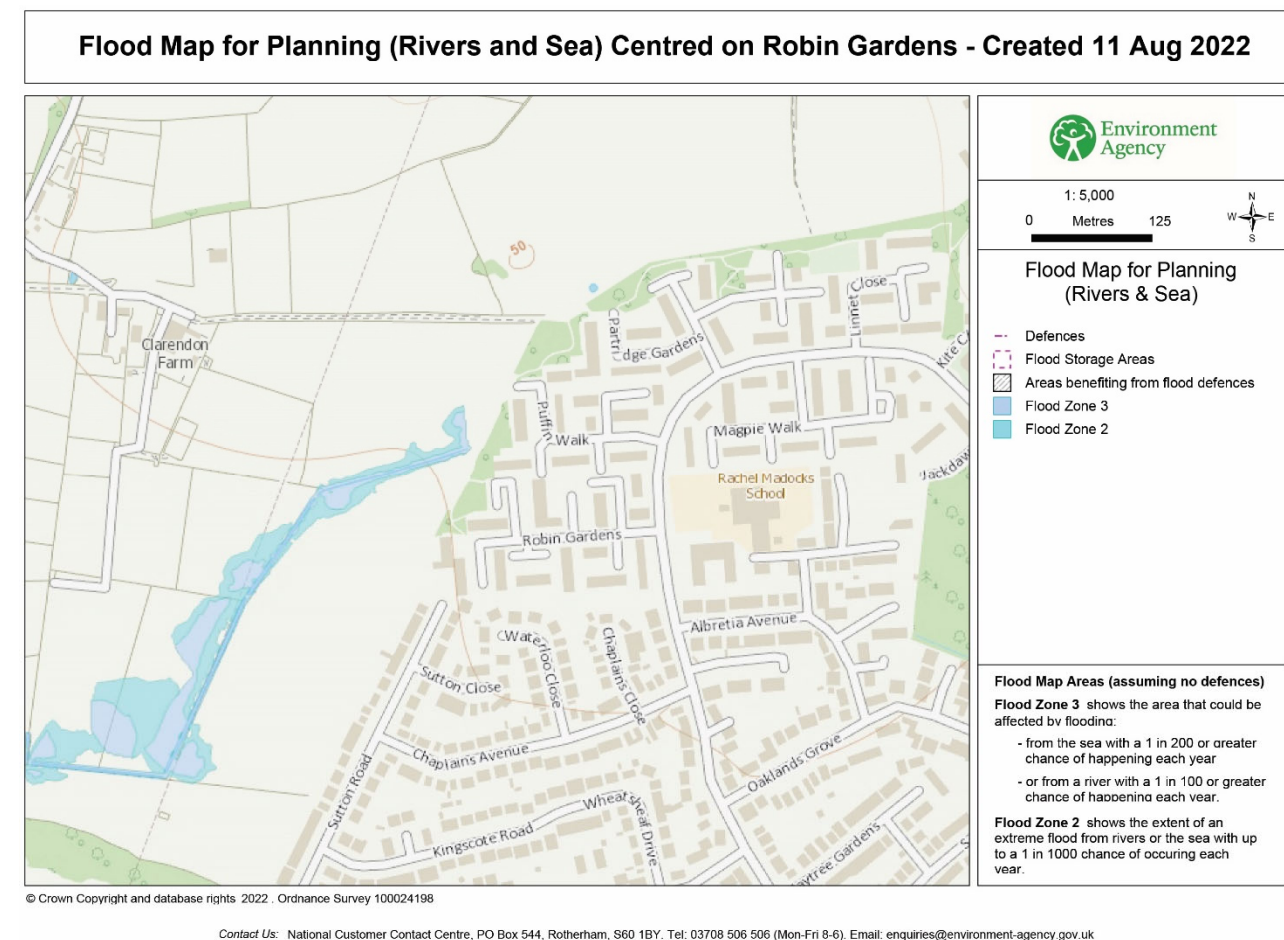


Figure 15 - Extract of Environment agency flood map

5.0 DESIGN PRINCIPLES

5.1 PROPOSED USE

The proposals involve the construction of 4 new council houses which will be part of Portsmouth City Council's Housing Revenue Account portfolio.

The proposed use falls into planning use class C3 Residential Dwellings (Houses) Need for New Council Housing

There is a huge shortage of housing in and around Portsmouth, with more than 2,000 people on Portsmouth City Council's housing waiting list. The city council has a duty to do what we can to tackle that shortage and create mixed, balanced and sustainable communities. This is why the city council has made a commitment to:

- make the best possible use of sites owned by the council,
- provide the housing that people need at prices they can afford, and
- build homes that meet people’s varied needs.

In order to meet these commitments, the area housing office team in Wecock Farm have worked to identify potential sites for housing development within their estate, understanding local context and the issues relating to each parcel of land. The proposed site at Robin Gardens is one of the sites that the area housing office team have identified as suitable for the provision of additional housing.

5.2 AMOUNT

5.2.1 GROSS INTERNAL AREAS

The proposed dwellings have gross internal areas as follows:

Unit	Type	Gross Internal Area
A	3 bed, 6 person house	115m2
B	3 bed, 6 person house	115m2
C	3 bed, 6 person house	115m2
D	3 bed, 6 person house	115m2
	Total	460m2

The proposed dwelling sizes exceed the minimum standards set out in the Department for Communities and Local Government's nationally described space standards, which call for 3 bed, 6 person houses with two storeys to have a Gross Internal Area of at least 102m2.

5.3 PARKING

5.3.1 ADDITIONAL

Havant Borough Council's Parking Supplementary Planning Document (July 2016, updated 2019) gives the following expected parking standards.

	Un-allocated Parking spaces	Visitor parking spaces
Per 3 bed dwelling	2.0 per unit	20% of the total parking spaces

For the proposed development of 4 three bed houses, 10 new parking spaces are therefore required.

5.3.2 EXISTING

The existing car park provides space for 19 vehicles and there are also six on road spaces lost as a result of the proposed off road parking to the verges. In total there are therefore 25 spaces removed as a result of the development.

Therefore the total requirement for parking spaces is 25 (displaced) + 10 (new).

A parking survey has been carried out which is included within the appendices. The survey covered all areas of Robin Gardens together with two of the closest parking areas within Puffin Walk.

The survey has identified significant capacity within the existing parking around the site with an overall parking stress of 59% which equates to 70+ spaces free. In particular parking areas P4, P6 and P7 had an average parking stress of 40% over the two nights with 39/40 spaces free.

5.3.3 PROPOSED

12no. off road spaces are proposed to the existing grass verges adjacent to the development and based on the above survey it is proposed that the remaining 23 spaces are accommodated within the existing provision. Based on the survey data being revised to reflect the proposals, it is expected that there would be an average parking stress for the survey area of approximately 75%, which equates to capacity of about 40 vehicles.

5.4 SUSTAINABILITY

It is proposed that the new houses will be designed and constructed to Passivhaus standards. This will result in very efficient comfortable homes with very low heating bills. Through the addition of Solar PV panels and battery storage systems it is hoped that the new homes will be close to net zero carbon homes.

It is noted that Havant Borough Council encourages assessment under the Home Quality Mark (HQM) ONE and/or BREEAM Communities scheme. However Portsmouth City Council hope that since Passivhaus is both a more stringent and well proved methodology for delivering low carbon homes this would be acceptable in lieu of assessment under HQM One.

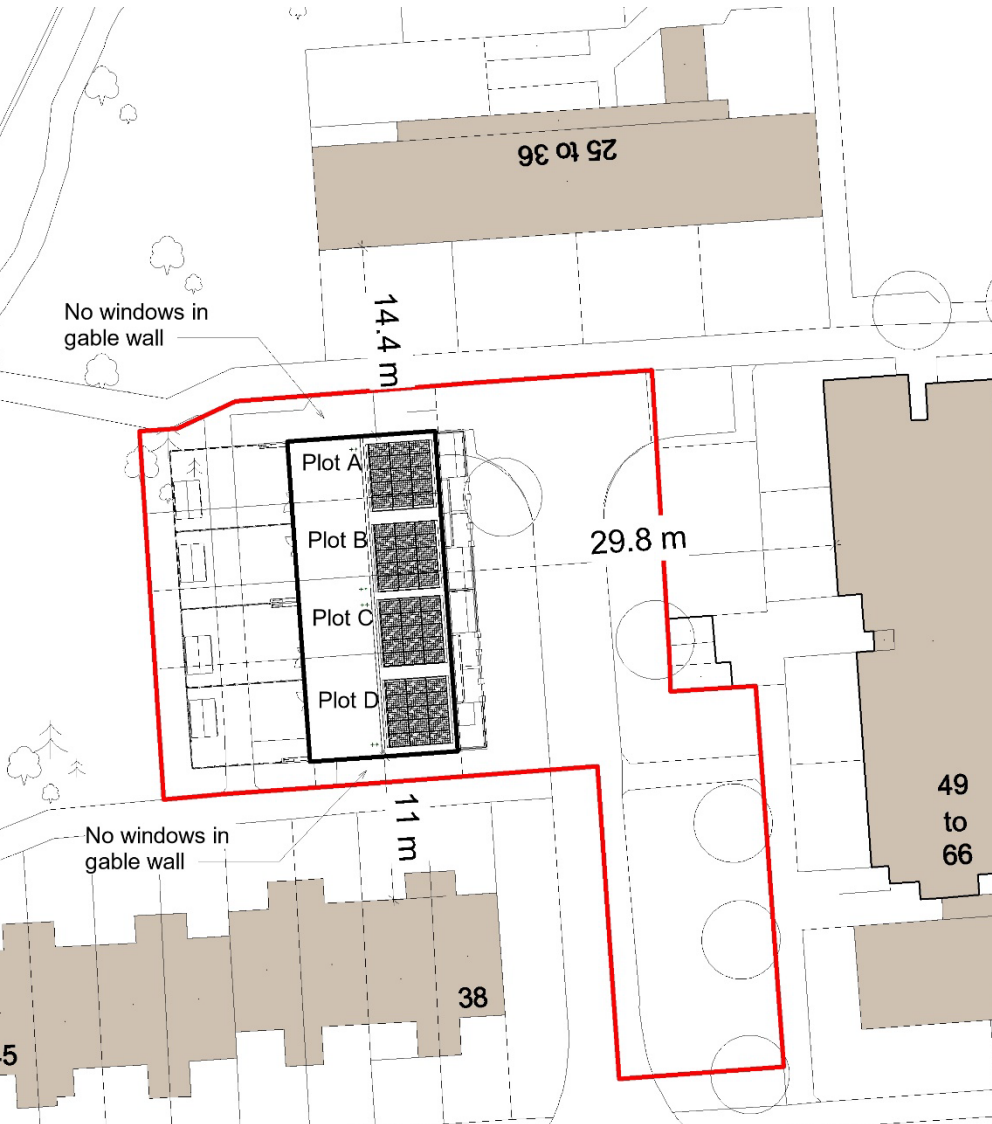


Figure 16 - Site Layout showing distance to neighbouring buildings

5.5 SITE LAYOUT

The proposed terrace of 4 houses has been set out to ensure appropriate distances to neighbouring properties to prevent overlooking issues as shown below left. The distances shown are in accordance with Havant Borough Council design guide.

The front of the new properties will be on the East elevation creating a new terrace facing the road onto Robin Gardens.

5.6 MASSING & DESIGN DEVELOPMENT

The massing of the proposed buildings has been developed to provide a very efficient building envelope both in terms of material use and thermal performance. This simple form is akin to much of the existing 1970s housing on the Wecock Farm Estate.

The use of gable walls without any window openings is used throughout the estate and as part of these proposals to avoid issues with overlooking from adjacent properties.

To provide visual interest to the front elevation, to mark the entrances and to provide shelter over the front doors, a lower pitched roof entrance canopy is proposed.



Figure 17 - Preliminary 3d Sketch

5.7 SCALE

The proposed dwellings are two storey houses with pitched roofs. Modern space standards, and the fact that these houses have been designed to meet the Building Regulations M4(2) "Accessible and Adaptable Dwellings" has resulted in generous floor plans. The proposals also include the use of wide, highly insulated external walls and as a result the proposed houses are larger than most of the neighbouring houses but are smaller than the neighbouring blocks of three storey flats. Within the local context they are of an appropriate scale.



Figure 18 - Preliminary 3d Sketch Showing massing or proposed terraced houses in relation to surrounding buildings.

5.8 APPEARANCE

5.8.1 CONTEXT & EXISTING MATERIALS

The proposed site is located within the Wecock Farm housing estate which was developed in the 1970s. Housing is predominantly two storey terraced properties and three storey blocks of flats with pitched roofs.

Existing surrounding buildings are constructed with brick walls and concrete tiled roofs. Some of the existing houses also have areas of vertical tile hanging to front and rear elevations at first floor level.



Figure 19 - Photo of proposed site and neighbouring properties (looking south)

5.8.2 PROPOSED MATERIALS

In order to provide a high-quality appearance and to reduce the need for ongoing maintenance, a simple palette of traditional materials is proposed. These will be selected to sit alongside the existing housing stock, and will include facing brickwork, cast stone cills, concrete roof tiles and powder coated aluminium rainwater goods.

In order to provide some visual interest while keeping the restrained palette of materials, the proposals include the use of texture in the form of recessed panels of soldier brickwork and areas of snapped projecting header bricks.



Figure 20 - Computer visualisation of proposed view looking north west

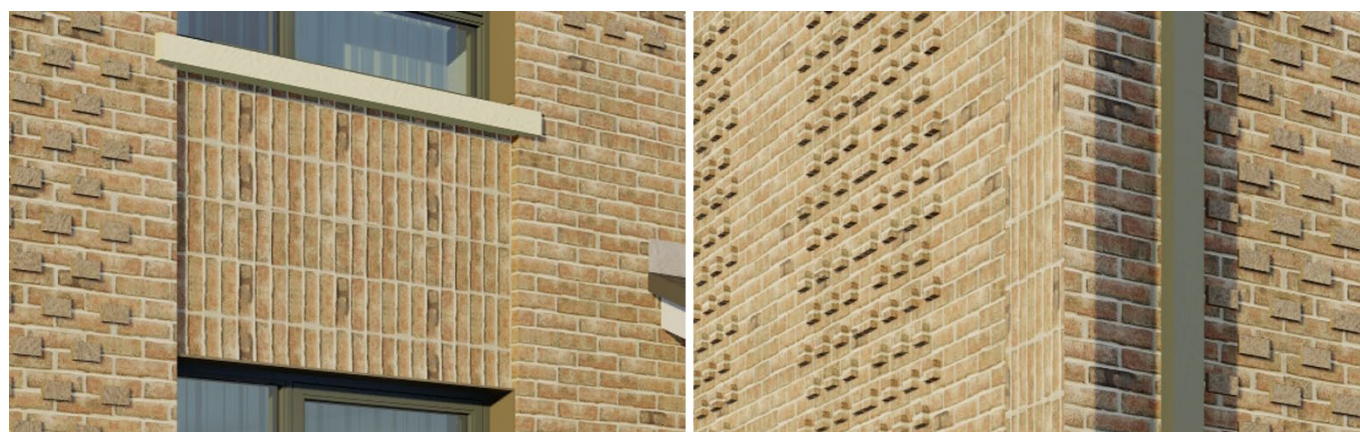


Figure 21 - Recessed soldier course and snapped header detail

5.9 ACCESS

5.9.1 ACCESS TO THE SITE

Pedestrian access to the site is by way of a network of existing footpaths. These will be retained around the site, and the one footpath that crosses the rear of the site (north - south) will be re-routed to the front of the proposed terrace.

Vehicular access to the site is by way of the existing road network, with new communal (unallocated) parking being proposed to three existing grass verge areas at the end of Robin Gardens.

The closest of the proposed parking spaces are approximately 4m from the front doors of the new houses.

5.9.2 ACCESS TO THE BUILDING

A step free approach is envisaged, with low profile accessible thresholds to the front doors in compliance with the Building Regulations.

5.9.3 ACCESS AND FACILITIES WITHIN THE BUILDING

The proposed houses have been designed as "Accessible and Adaptable Dwellings" in accordance with the Building Regulations M4(2)



Figure 22 - Computer visualisation of kitchen/diner showing relation to rear garden

5.10 LANDSCAPE

5.10.1 BOUNDARY TREATMENTS

The proposed front gardens are to be enclosed with low brick walls topped with metal railings. Large brick piers will mark the entrance to the defensible space, and higher walls will be used between properties and to enclose areas to be used for bin storage.

Rear gardens will be enclosed with 1.8m high close boarded timber fences as widely used around neighbouring properties.

5.10.2 SITE LEVELS

The site is predominately level with a minor slope from south to north. It is hoped that a step free approach to all dwellings can be provided, but this will be confirmed following more detailed survey and design work.

5.10.3 PROPOSED GARDENS

The proposals include both front and rear gardens to each dwelling with storage sheds to the rear and a gravel geogrid access path to the rear for the central gardens with gates to north and south to the outside gardens. Shade tolerant grass is proposed to the rear gardens.



Figure 1 - Computer visualisation of rear garden

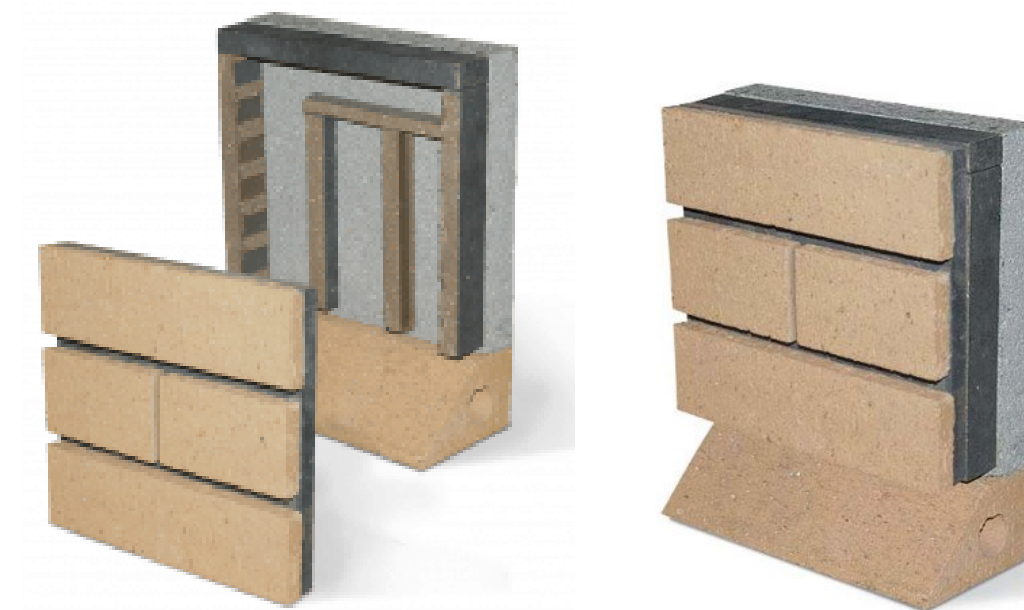


Figure 1 - Example of bat bricks that can be integrated into facades providing roosting for bats

6.0 APPENDICES

6.1 PLANNING PRE-APPLICATION RESPONSE - HAVANT BOROUGH COUNCIL



Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX
T 023 9247 4174
F 023 9249 8031
www.havant.gov.uk

Mr Chris Greed
Portsmouth City Council
Civic Offices
Guildhall Square
Portsmouth
PO1 2AU

Our Ref: GEN/22/00109
Direct Line: (023) 023 9244 6549
Ask For: Mr D Eaves
Email: planning.development@havant.gov.uk

28 April 2022

Site Location: Land to the east and west of 49-66 Robin Gardens, Waterlooville

Re: Proposals for 6 new council houses.

Dear Mr Greed

I am writing to you further to your enquiry received on the 02 February 2022 regarding the above address and apologise for the delay in responding.

At this pre-application stage the main planning issues identified are as follows:

1. Planning policy
2. Principle of development
3. Impact on the character and appearance of the area
4. Impact on residential amenity
5. Impact on trees
6. Ecological impacts
7. Highways & Parking/Cycle Matters
8. Drainage
9. Developer Contributions/CIL

1. Planning policy

The Development Plan consists of:

Havant Borough Local Plan (Core Strategy) (2011), the Havant Borough Local Plan (Allocations Plan) (2014), both of which cover the period until 2026. The development plan also includes the Hampshire Minerals and Waste Plan (2013) and the Emsworth Neighbourhood Plan (2021). These plans continue to form the basis for determining planning applications in the Borough.

As to the Submission Havant Borough Local Plan 2036, this has now been withdrawn, following the Inspectors' Interim Findings on Stage 1 Hearings on strategic matters. The Housing Delivery Position Statement is to provide the Borough's residents and the development industry with certainty as to how planning applications will be considered whilst a new Local Plan is in production. In particular, it sets out how the Council will apply the 'tilted balance' in accordance with national policy, particularly paragraph 14 of the National Planning Policy Framework. .

The Position Statement, which is reflective of the advice in the National Planning Policy Framework (NPPF) emphasises the need for quality development, with proposals including, where relevant, electric vehicle charging infrastructure, private off street parking, Sustainable Drainage Systems to an adoptable standard and achieving a reduction in CO2 emissions of 19% of the Dwelling Emission Rate compared to the Target Emission Rate of Part L of the Building Regulations amongst other matters. Policy CS16 in the adopted Local Plan, also requires quality development.

A link to the Position Statement may be found via the following link:

<https://www.havant.gov.uk/housing-delivery-position-statement>

2. Principle of development

With regard to the principle of development the site is located in the urban area where new residential development is considered acceptable in principle under policies CS17 of the Havant Borough Local Plan (Core Strategy) 2011 and AL2 of the Havant Borough Local Plan (Allocations) 2014.

There are two proposals the subject of this pre-application:

Western Site A-D

4 No. 3 bedroom terrace houses

The site is currently a parking area including a footpath and landscaping area to the east with a significant belt of trees and incidental green space. Detailed comments are provided in relation to development constraints on the site below.

Eastern Site E-F

2 No. 3 bedroom terrace houses

This site includes a parking area, access and turning areas. Detailed comments are provided in relation to development constraints on the site below.

Parts of both sites are shown as part of the adopted highway.

3. Impact on the character and appearance of the area

The proposal would result in the development of parking areas and the loss of incidental areas of open space including roadside verges. If an application was submitted, the loss of such areas, would be balanced against the need for housing, for which there is a shortfall within Havant Borough, which would provide much needed social housing.

The preliminary 3d sketch shows a modern pitched roof terraced development which would appear to provide an appropriate form of development in this area of mixed terraced housing and flatted development. The houses would be designed to meet the Building Regulations M4(2) "Accessible and Adaptable Dwellings". In addition, solar PV panels and low carbon design is proposed and encouraged.

In relation to materials, a simple palette of traditional materials is proposed and subject to detailed consideration at the application stage this is considered an appropriate approach.

The development is considered to be of appropriate scale, in keeping with the appearance of the area.

4. Impact on residential amenity

Existing residents

A detailed assessment of the impact of the developments on adjoining residents would be made at the application stage.

As the proposals lead to altered parking this assessment would need to include any Impacts on the convenience of the proposed parking in comparison to the existing parking for existing residents.

Policy CS16 of Havant Borough Local Plan (Core Strategy), together with Havant Borough Design Guide SPD set out the requirements for development and impacts on neighbouring properties for example in relation to separation distances, overlooking and light. The Design Guide SPD can be viewed at the following address:

[Borough Design Guide Supplementary Planning Document | Havant Borough Council](#)

It is noted that there are no side windows proposed to either developments which will prevent overlooking to the closest neighbouring properties.

The properties to the south of plot F have windows facing back towards the site. This detailed relationship would need further consideration at the application stage and any application should assess the impacts on these windows.

In relation to separation distances, again these would be assessed in detail at the application stage and the requirements are set out in the Design Guide SPD. Where a dwelling faces a blank gable, 10m separation distance is required, where three storey to two storey relationship exists this would need a 14m separation distance. This may impact units A-D and any application would need to address these relationships.

Future Residents

The development would provide 3 bedroom 6 person dwellings and would exceed the internal floorspace requirements of 102 square metres in the Nationally Described Space Standards.

The proposed gardens would need to provide a minimum depth of 10m. In relation to units A-D there are significant concerns with regard to the usability of the gardens and the impacts of the tall trees to the west of the development. The Council's Arboricultural Officer has commented as follows:

I have concerns about the impact of shading and limited useful garden space for the proposed properties shown as plot A-D. It will need to be ensured during design that they have enough usable garden space.

It is noted that works to the western boundary trees are likely to be proposed. Should an application come forward an Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan will be required together with an assessment of the impact of the trees on the living conditions including light to units A-D and the usability of external amenity spaces.

Hampshire Constabulary's Designing out Crime Officer has raised concerns regarding rear access to units A-D and surveillance of the parking spaces units E-F as follows:

It is not clear how rear garden access for plots A to D is to be provided. It looks as if a footpath running to the rear of the boundary treatments (running through the open space) is to be provided. Public footpaths running to the rear of dwellings increases the opportunities for crime and disorder. To reduce the opportunities for crime and disorder consideration should be given to providing two blocks of semi-detached houses with a communal rear garden access footpath between the two blocks. This would allow for the rear boundary treatments to be 2.1m high, constructed as 1.8m of close boarded fence, topped with 300mm of trellis. In addition defensive planting can be planted along the boundary treatment within the open space.

Plots E and F will back on to a large car park, there is very little natural surveillance of this car park from the overlooking dwellings. To improve the natural surveillance of this parking space, consideration should be given to re-orientating the dwellings (E and F) to face the car park.

Street lighting should be provided for the proposed dwellings, this lighting must conform to the relevant sections of BS 5489-1:2020.

Any application would need to address these issues appropriately in the context of NPPF and policy CS8 of Havant Borough Local Plan (Core Strategy) 2011 requirements.

6. Ecological impacts

The western site appears to result in encroachment into a landscaping belt and any applicaiton should assess the impacts on ecology and protected species.

The proposed development is an opportunity to provide biodiversity net gain. In this context any new landscaping should seek to provide areas of ecological plantings using appropriate native species. Examples may include native tree and shrub species, native herbaceous species and flowering lawn seed mixes. The new buildings should incorporate features such as integral bird and bat boxes. Details need to be included in any applicaiton.

7. Highways & Parking/Cycle Matters

It is noted that the proposal would result in the re-routing of an existing footpaths. The footpaths that crosses/surrounds the western site, are not shown on the definitive footpath map.

However, part of the site and footpaths are shown as adopted highway land, which if the development is to proceed would necessitate the extinguishment of highways rights, which would be outside of the planning process.

In view of this contact, (if not already made), should be made with Hampshire Highways (HH) on the highway rights aspect. HH also provide their own pre-application advice service on highway matters for planning applications for a fee and applicants are encouraged to engage in this pre-app process.

Whilst it is noted that existing parking is proposed to be re-provided, as previously stated it is essential that the usability and convenience of these spaces for residents is fully explored in any application. It is also noted that the road verge parking appears result in the loss of some existing on road parking. The Traffic Management Engineer raises the following matters:

*The current proposals would **not** adequately address the loss of 33 parking spaces in a location which already suffers from parking congestion. The majority of the new spaces appear to be created by verge hardening along adjoining roads and these measures will negate the kerbside parking capacity presently used by residents.*

It is estimated that these proposals would remove between 90 -100 m of kerbside parking so it is suggested that the developers would need to identify an additional 20 new parking spaces to avoid exacerbating the existing parking capacity pressures in that location.

Clearly, the appropriateness of parking is a critical aspect to be addressed in any applicaiton. If there is a net loss of parking spaces (on / off street) it would need to be demonstrated that this would not cause parking issues. Surveys of existing parking use may be required to seek to demonstrate the impacts of the development.

With regards to the Councils Parking standards. I can confirm that unallocated parking standards would require the provision of 12 spaces for the 6 x 3 bed units + 20% visitor parking. On-site cycle provision to meet the parking standards and bin storage will also need to be provided. The Parking Standards can be viewed via the following address:

[https://cdn.havant.gov.uk/public/documents/Final%20Parking%20SPD%20-%20for%20web%20\(updated\)_0.pdf](https://cdn.havant.gov.uk/public/documents/Final%20Parking%20SPD%20-%20for%20web%20(updated)_0.pdf)

8. Drainage

The site lies within flood zone 1 (low flood risk) and a Source Protection Zone. There are also foul and surface water drains crossing the site.

Any application will need to demonstrate acceptable foul and surface water drainage proposals and mitigation of any risks to the SPZ.

Detailed comments have been provided by Southern Water and Portsmouth Water and these will be forwarded (with other consultation responses) by separate email.

It is noted that Portsmouth Water raise Contamination and construction/drainage issues that will need to be addressed in any application.

9. Developer Contributions/CIL

The development may be liable and potentially chargeable for CIL.

Further details can be viewed on the Council's Website:

<https://www.havant.gov.uk/community-infrastructure-levy>

Affordable Housing exemption forms will need to be completed.

Residential development must demonstrate nutrient neutrality and further details can be viewed here:

<https://www.havant.gov.uk/nitrogen> and;
<https://www.havant.gov.uk/nitrogen-developers>

The second address includes 'New Application process note', European site avoidance and mitigation checklist (to be completed with a planning application) and 'Nitrogen budget calculator' (to be completed with a planning application).

Please note that at the time of writing further altered guidance is anticipated to be updated shortly on the council's website to address changes to the Natural England guidance and Nutrient Budget Calculator.

Conclusion:

In conclusion the site is within the settlement policy boundary where there is a presumption in favour of sustainable development. The preliminary scheme would appear to be reflective of surrounding development and of an appropriate scale for the locality. The preliminary scheme provides sustainable elements. Further consideration needs to be given in relation to parking impacts and the provision of electrical charging points.

The separation distances from existing dwellings and detailed relationships between properties would require further consideration at the application stage.

Details in relation to impacts of trees on the amenity of new dwellings and any proposed works to trees would need detailed assessment.

The impacts on footpaths and existing and proposed parking would need further consideration to ensure that adequate and convenient parking is provided for the existing and proposed residents.

Details in relation to ecology, drainage (foul and surface water), landscaping and developer contributions would need to form part of any application submitted.

Overall, it is considered that the submission of planning applications for the proposed development which seek to address the matters highlighted would be appropriate to allow for a full consideration of the planning merits.

Please note that the above comments are the opinion of an individual Planning Officer and are in no way binding upon the Council when determining an application for planning permission and nor will they prejudice the outcome of any application submitted.

This advice also only relates to planning matters, and does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.

Yours sincerely

DEaves

Mr D Eaves
Principal Planner
Our Ref: GEN/22/00109

Parslow, John

From: Eaves, David <David.Eaves@havant.gov.uk>
Sent: 28 April 2022 11:26
To: Greed, Chris
Subject: Land to the east and west of 49-66 Robin Gardens, Waterloooville GEN/22/00109
Attachments: GEN/22/00109: - Land to the east and west of 49-66 Robin Gardens, Waterloooville.; Designing out crime 49 - 66 Robin gardens - land to east and west.pdf; Portsmouth Water.pdf; RE: Planning Pre-Application Advice GEN/22/00109 Land to the east and west of 49-66 Robin Gardens, Waterloooville; GEN/22/00109 - Robin Gardens, Waterloooville, PO8; RE: Planning Pre-Application Advice GEN/22/00109 Land to the east and west of 49-66 Robin Gardens, Waterloooville; Community Infrastructure.pdf

Dear Mr Greed,

Further to our pre-application response today, please find attached Consultation Responses received in relation to your pre-application. It is worth noting that the timing of some of the responses means that they refer to the now withdrawn Local Plan and do not reference the Council's Housing Delivery Position Statement.

Regards

David Eaves

David Eaves
Principal Planning Officer
Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX
Direct Line: 02392 446549
David.eaves@havant.gov.uk
www.havant.gov.uk
www.facebook.com/havantboroughcouncil
www.twitter.com/havantborough

If you are requesting information under the Freedom of Information Act, Environmental Information Regulations or Data Protection Act then please redirect your email to customer.services@havant.gov.uk. Any statutory timeframe for a response for requests will not commence until the request is received by the Customer Services Team.

Information in this message is confidential and may be privileged. It is intended solely for the person to whom it is addressed. If you are not the intended recipient, please notify the sender and delete the message from your system immediately.



from
**Southern
Water** 

Department of Planning and Development
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Your ref
GEN/22/00109

Our ref
DSA000008952

Date
03/03/2022

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Proposals for 6 new council houses.

Site: GEN/22/00109: - Land to the east and west of 49-66 Robin Gardens, Waterloooville.

Thank you for your letter dated 14/02/2022.

Further to your recent pre-application request for the above site, Southern Water have the following observations to make in respect of the proposed development:

- Southern Water's records show that there are public foul sewer and surface water sewers within the proposed development site.

- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.

- We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains and any such proposed assets in the vicinity of existing planting. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" (southernwater.co.uk/media/3027/ds-tree-planting-guide.pdf) and the Sewerage Sector Guidance (water.org.uk/sewerage-sector-guidance-approved-documents/) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

- It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX
southernwater.co.uk

Southern Water Services Ltd, Registered Office: Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX Registered in England No. 2366670

SOUTHERN WATER

- Southern Water requires a formal application for a connection to the public foul and surface water sewer to be made by the applicant or developer.
- In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.
- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here:
[gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h](https://www.gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h)

- The development site is not located within Southern Water's statutory area for water supply services. Please contact the relevant statutory undertaker.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: [southernwater.co.uk](https://www.southernwater.co.uk) or by email at: SouthernWaterPlanning@southernwater.co.uk

Yours faithfully,

Growth Planning Team
Business Channels

[southernwater.co.uk/developing-building/planning-your-development](https://www.southernwater.co.uk/developing-building/planning-your-development)



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

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O.S. REF: SU6711NE

Scale: 1:1000

Screen Print

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement



Printed By: kishoku

Date: 3-3-2022

Southern Water MapGuide Browser

Requested By:

Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX
[southernwater.co.uk](https://www.southernwater.co.uk)

Southern Water Services Ltd, Registered Office: Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX Registered in England No. 2366670

Gosport NPT Neighbourhood Police Office

Town Hall
High Street
Gosport
Hampshire
PO12 1EB

Telephone 101 **Direct Dial** 023 8047 8566

Fax 01962 874201 **Text Relay** 18001 101

Email Address
stuart.york.17529@hampshire.police.uk

Mr. D. Eaves
Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Our ref: app/22
Your ref: GEN/22/00109

4th March 2022 —

Dear Mr. Eaves,

LAND TO THE EAST AND WEST OF 49-66 ROBIN GARDENS, WATERLOOVILLE

Thank you for your letter of the 14th February 2022 and the opportunity to comment upon the application. Having considered the application I have the following comments to make with reference to the prevention of crime and disorder (Anti-Social Behaviour (ASB)).

The National Planning Policy Framework makes clear the Government's continuing commitment to "create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion and resilience".

National Planning Practice Guidance advises, that planning has a role in preventing crime and malicious threats. It reminds Local Authorities of their obligations under Section 17 of the Crime and Disorder Act 1998 (as amended), specifically "to exercise their functions with due regard to their likely effect on crime and disorder, and to do all they reasonably can to prevent crime and disorder."

The guidance advises: "Planning provides an important opportunity to consider the security of the built environment, those that live and work in it and the services it provides." It continues, "Good design that considers security as an intrinsic part of a masterplan or individual development can help achieve places that are safe as well as attractive, which function well and which do not need subsequent work to achieve

or improve resilience." "Good design means a wide range of crimes from theft to terrorism are less likely to happen by making committing those crimes more difficult."

It is not clear how rear garden access for plots A to D is to be provided. It looks as if a footpath running to the rear of the boundary treatments (running through the open space) is to be provided. Public footpaths running to the rear of dwellings increases the opportunities for crime and disorder. To reduce the opportunities for crime and disorder consideration should be given to providing two blocks of semi-detached houses with a communal rear garden access footpath between the two blocks. This would allow for the rear boundary treatments to be 2.1m high, constructed as 1.8m of close boarded fence, topped with 300mm of trellis. In addition defensive planting can be planted along the boundary treatment within the open space.

Plots E and F will back on to a large car park, there is very little natural surveillance of this car park from the overlooking dwellings. To improve the natural surveillance of this parking space, consideration should be given to re-orientating the dwellings (E and F) to face the car park.

Street lighting should be provided for the proposed dwellings, this lighting must conform to the relevant sections of BS 5489-1:2020.

If I can be of any further assistance please do not hesitate to contact me.

Yours sincerely,

S York
Designing Out Crime Officer

DISCLAIMER

This survey is based on information supplied by yourself and the current crime trends. I can only give a view on what measures might reduce the risk of crime and there can be no guarantee that the measures will prevent crime. The advice is given free with no intention of creating a contract. Neither the Home Office or Hampshire Constabulary take any other legal responsibility for the advice given.



Registered Office:
Portsmouth Water Ltd
PO Box 8
Havant
Hampshire PO9 1LG

Tel: 023 9249 9888
Fax: 023 9245 3632
Web: www.portsmouthwater.co.uk

**CONSULTATION UNDER THE TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE ENGLAND) ORDER 2015**

Applicant:	Portsmouth City Council
Planning Application Reference:	GEN/22/00109
Proposal:	Proposals for 6 new council houses.
Location:	Land to the east and west of 49-66 Robin Gardens, Waterlooville
Date:	03 March 2022

Thank you for your correspondence dated the 14th and 24th February 2022 in regard to Planning Pre-Application Advice concerning GEN/22/00109. The Portsmouth Water Catchment Management Team have reviewed the information provided for this pre-application from a groundwater quality perspective and subsequently have the following comments to make.

Site setting

Portsmouth Water has taken an interest in this application as the site is located in Source Protection Zone 1 (SPZ1) of the groundwater catchment for an essential public water supply source. The site lies on Bedrock consisting of the Lambeth Group underlain by the Principal Chalk aquifer. Thus the groundwater area is of high sensitivity and consequently all measures to prevent pollution during and post construction are required in order to safeguard the local public water supply.

Furthermore the site lies in close proximity to the boundary between the Lambeth group and the Chalk Bedrock, this geological setting is likely form solution features - 95% of solution features occur within 100 meters of the geological boundary. These features can form rapid pathways to the springs, which feed the public water supply abstractions, and there are known to be numerous solution features connecting the springs to this area. Therefore, all potential risks posed by the development and its proximity to solution features must be considered as part of this application. Excavation should be inspected for solution feature presence and the risk mitigated where required.

Drainage

The Catchment and Environment Team would request no development shall commence on this site until a scheme for surface and foul water drainage has been submitted to and approved in writing by the Local Planning Authority in consultation with Portsmouth Water's Catchment and Environment Team.

The Flood Risk Assessment and Surface Water Management Strategy should clearly identify the means of foul and surface water drainage design for the site. We would have a presumption against the use of deep bore soakaways at this site and the discharge of foul and surface water into ground where adequate pollution prevention measures are not in place. If deep bore soakaways are proposed the application must be accompanied by detailed plans and a hydrogeological risk assessment stating how risk to groundwater have been assessed and mitigated through design.

We will only agree to the use of deep pit-based systems (including boreholes or other structures that bypass the soil layers) for surface water or effluent disposal if the developer can show that all of the following apply:

- there are no other feasible disposal options such as shallow infiltration systems (for surface water) or drainage fields/mounds (for effluents) that can be operated in accordance with current British Standards;
- the system is no deeper than is required to obtain sufficient soakage;
- pollution control measures are in place;
- risk assessment demonstrates that no unacceptable discharge to groundwater will take place, in particular that inputs of hazardous substances to groundwater will be prevented;
- there are sufficient mitigating factors or measures to compensate for the increased risk arising from the use of deep structures.

Reason: *The proposed development lies within an area of sensitive groundwater used for human consumption. Deep infiltration systems can provide a pathway for contaminants. Any contamination present may pose a risk to groundwater underlying the site and to the surrounding drinking water supplies.*

Piling & Foundations

The proposed site is situated in a sensitive groundwater catchment and there are potentially significant risks associated with groundworks in this area.

Portsmouth Water request information on foundation design be submitted for detailed consideration at the planning application stage. This should include as a minimum:

1. the methods to be used;
2. the design depths of the various structures involved and rationale;
3. the density of piling, if any;
4. details of materials to be removed or imported to site.

There would be a presumption against piling at this location. If the piling was the proposed foundation solution, no piling shall take place until a piling method statement and risk assessment (detailing the depth and type of piling to be undertaken and the methodology by

which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, vibration and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Portsmouth Water's Catchment and Environment Team. Any piling, if proposed, must be undertaken in accordance with the terms of the approved piling method statement.

Reason - *Piling or any other foundation designs using penetrative methods can pose a risk to potable supplies from, for example, turbidity, mobilisation of historical contaminants, drilling through different aquifers and creation of preferential pathways.*

Construction Environmental Management Plan (CEMP)

The Catchment and Environment Team request a Construction Environmental Management Plan (CEMP) is provided for comment at full planning application stage detailing all pollution mitigation measures to be adopted during the construction phase. This should include management of overland runoff, storage of hazardous materials, chemical and hydrocarbons on site and temporary drainage infrastructure to ensure that water resources are not put at risk from leaks or spillages.

Reason - *to ensure that water resources are not put at risk from leaks or spillages.*

Land Contamination

The Catchment and Environment Team request a Land Contamination assessment to be undertaken given the pre-application is for a brownfield site which should include;

1. Desk Study
2. Site Investigation
3. Risk Assessment
4. Verification plan and report

It is likely that any scheme will need to deal with the risks associated with the possible contamination associated with the former uses of the site. As the site lies in Source Protection Zone 1, the risk of contamination to the local potable supply source by developing the site presents a significant risk. However, the development can limit the risks by reducing the amount of intrusive construction methods, such as piling if any of the building and foundation can be used.

Further guidance

Our groundwater protection development guidance notes contain further information on the requirements for developments in groundwater sensitive areas. These can be found following this link: <https://www.portsmouthwater.co.uk/developers/groundwater-protection/>

Catchment Management Team
Portsmouth Water
catchment.management@portsmouthwater.co.uk

GEN/22/00109 – Land to the east and west of 49-66 Robin Gardens, Waterloooville

Pre-application advice for 6 residential dwellings.

Comments - HBC Community Infrastructure Officer

CIL

The CIL rate is set out in our Charging Schedule and all the appropriate documentation and current rates can be accessed from this page: <https://www.havant.gov.uk/community-infrastructure-levy-charging-schedule>

The amounts in the Charging Schedule are indexed according to the year in which the CIL liable permission is issued.

The application would need to be accompanied by:

- CIL Form 1: CIL Additional Information
- CIL Form 2: Assumption of Liability
- Form 10: Charitable and/or Social Housing Relief Claim Form (if there is on-site affordable housing provision for which relief is being claimed)

Further information on CIL including relief in respect of affordable housing can be found on the Planning Portal.

Please note the current CIL Charging Schedule is under review.

SRMS

Not liable for SRMS as the site is outside the 5.6km SPA buffer zone.

Nutrient Neutrality

See <https://www.havant.gov.uk/nitrogen-developers>

From: [Richards, Gemma](#)
To: [Havant Planning and Development Mailbox New](#)
Subject: GEN/22/00109 - Robin Gardens, Waterloooville, PO8
Date: 24 February 2022 12:57:04

Hi
Thank you for consulting Environmental Health on the above pre application consultation for 6 new council houses. I have reviewed the details in terms of noise and have no adverse comments.
Regards
Gemma

Gemma Richards

Pollution Team Leader | T: 01730 234322

Environmental Health

Havant Borough Council, Public Service Plaza, Havant, PO9 2AX
East Hampshire District Council, Penns Place, Petersfield, GU31 4EX

My working pattern – Wednesday, Thursday, Friday

Advance notice of leave – I will only be available in the morning on 18th, 23rd, 24th and 25th February. I am also on leave 2nd – 4th March.

Your privacy matters. Go to havant.gov.uk/privacy-policy or easthants.gov.uk/privacy-policy

Information in this message is confidential and may be privileged. It is intended solely for the person to whom it is addressed. If you are not the intended recipient, please notify the sender, and please delete the message from your system immediately.

Please note that I am currently working away from the office. I am best contacted via email, however you can also contact EHDC Environmental Health via ehealth@easthants.gov.uk or 01730 234360, and HBC Environmental Health via ehealth@havant.gov.uk or 02392 446670.

From: [trafficteam](#)
To: [Havant Planning and Development Mailbox New](#)
Cc: [trafficteam](#)
Subject: RE: Planning Pre-Application Advice GEN/22/00109 Land to the east and west of 49-66 Robin Gardens, Waterloooville
Date: 24 February 2022 09:46:47

Thank you for the opportunity to comment on the attached.
The current proposals would **not** adequately address the loss of 33 parking spaces in a location which already suffers from parking congestion. The majority of the new spaces appear to be created by verge hardening along adjoining roads and these measures will negate the kerbside parking capacity presently used by residents.
It is estimated that these proposals would remove between 90 -100 m of kerbside parking so it is suggested that the developers would need to identify an additional 20 new parking spaces to avoid exacerbating the existing parking capacity pressures in that location.

Regards
Andy
Andy Jevons
Traffic Management Engineer
East Hampshire District Council, Penns Place, Petersfield, GU31 4EX
Havant Borough Council, Public Service Plaza, Civic Centre Road, Havant, PO9 2AX

Telephone: 01730 234007
Email: andrew.jevons@easthants.gov.uk or trafficteam@easthants.gov.uk
www.easthants.gov.uk
www.facebook.com/easthampshiredistrictcouncil
www.twitter.com/easthantsdc
www.havant.gov.uk
www.facebook.com/havantboroughcouncil
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Your privacy matters, go to: www.havant.gov.uk/privacy-policy or www.easthants.gov.uk/privacy-policy

From: planning.development@havant.gov.uk <planning.development@havant.gov.uk>
Sent: 14 February 2022 10:00
To: [trafficteam](mailto:trafficteam@easthants.gov.uk) <trafficteam@easthants.gov.uk>
Subject: Planning Pre-Application Advice GEN/22/00109 Land to the east and west of 49-66 Robin Gardens, Waterloooville

This email is a consultation request regarding pre-application planning advice, reference GEN/22/00109. The attached letter contains contact details should you wish to discuss the application with the Case Officer.

These details are not on the pages available to the public, only to registered consultees.

You can see the details of the application and associated documents on Havant Borough Council's Public Access pages, follow [this link](#).

If you require any further information please email planning.development@havant.gov.uk or telephone (023) 023 9244 6549.

Notes for Consultees using Consultee In Tray on Public Access

You will be able to access the full range of services on Public Access by using the Consultee In Tray which can be found under the My Profile tab.

Consultee Access allows you to see documentation that is not in the public domain (usually our pre-application enquiries) and saves your previous consultation responses.

If you have not yet registered your details on the website, please follow the instructions online and then email planning.development@havant.gov.uk to allow us to activate your consultee access and if you are experiencing problems with your access please let us know.

We can provide a User Guide on request.

From: [Stewart, Maria](#)
To: [Havant Planning and Development Mailbox New](#); [Eaves, David](#)
Subject: RE: Planning Pre-Application Advice GEN/22/00109 Land to the east and west of 49-66 Robin Gardens, Waterloooville
Date: 22 February 2022 13:00:30

Arboricultural Officer comments: Both possible sites should be able to be built without detriment to the existing mature trees on site however I have concerns about the impact of shading and limited useful garden space for the proposed properties shown as plot A-D. It will need to be ensured during design that they have enough usable garden space. Should an application come forward an AIA, AMS and TPP will need to be provided please.

Thanks

Maria Stewart

Arboricultural Officer

East Hampshire District Council, Penns Place, Petersfield, GU31 4EX

Havant Borough Council, Public Service Plaza, Civic Centre Road, Havant, PO9 2AX

Tel: 01730 234214

Email: maria.stewart@easthants.gov.uk

www.easthants.gov.uk

[facebook.com/EastHampshireDistrictCouncil](https://www.facebook.com/EastHampshireDistrictCouncil)

twitter.com/EastHantsDC

If you are requesting information from East Hampshire District Council under the Freedom of Information Act or Environmental Information Regulations, you can submit and track your request online through a My East Hampshire District Council account. Go to <https://my.easthants.gov.uk/services/foirequest> to get started.

From: planning.development@havant.gov.uk <planning.development@havant.gov.uk>

Sent: 14 February 2022 10:00

To: HBC Arboricultural Team <Treeofficer@havant.gov.uk>

Subject: Planning Pre-Application Advice GEN/22/00109 Land to the east and west of 49-66 Robin Gardens, Waterloooville

This email is a consultation request regarding pre-application planning advice, reference GEN/22/00109. The attached letter contains contact details should you wish to discuss the application with the Case Officer.

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We can provide a User Guide on request.

6.2 PLANNING PRE-APPLICATION RESPONSE - HAMPSHIRE HIGHWAYS

John Parslow
Portsmouth City Council
(sent by email)

Enquiries to	Jonny Elliott	My reference	6/3/13/334
Direct Line		Your reference	
Date	10 August 2022	Email	HavantDC@hants.gov.uk

Pre-Application Enquiry for Residential Development and Parking Provision on Land at Robin Gardens, Waterlooville

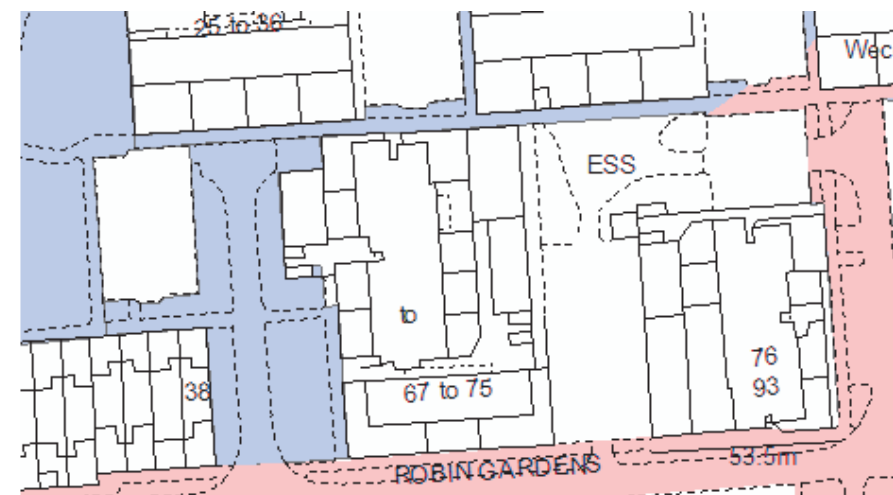
Dear Sir,

I refer to your pre-application enquiry dated 22 June 2022. The proposals consist of the provision of 4 dwellings and 17 parking spaces on Robin Gardens, as shown within area 1 on the submitted block plan. The scheme also includes 18 parking spaces which are shown within area 2 of the plan.

Proposed Dwellings and Turning Head

The proposed dwellings would result in the loss of the communal parking area. The implications on the loss of parking provision are discussed in further detail in the next section of this response.

The map extract on the following page indicates the extents of the adopted highway which is shown in pink and mauve shading:



The proposed dwellings would mostly be located on private land; however, the bottom section of the southernmost dwelling would be located within the highway, which would not be acceptable. The proposals would need to be altered to ensure that they do not have any impacts within the highway boundary. Alternatively, the highway could potentially be stopped up and the highway rights extinguished. This could be done under either S247 of the Town and Country Planning Act 1990 or Sections 116 and 118 of the Highways Act 1980. The procedure can be time consuming and would not be without risks and there is no guarantee that it would be successful. Furthermore, there could be cost implications if statutory undertakers' apparatus required relocation. If the highway were to be stopped up, the ownership of the surface would revert to the subsoil title holder. It is recommended that a copy of the highway's extents plan is obtained as well as the location of statutory undertakers' apparatus. It is recommended that legal advice is sought to determine the most appropriate way forward. We would also be happy to provide further advice on this issue if required.

The proposals include an extension to the turning head adjacent to the northernmost proposed dwelling. Although this is acceptable in principle, this extension should be dedicated as highway. If it were to remain private, an appropriate boundary transition and surfacing treatment would be required to highlight the edge of the adopted highway.

The potential table topping of the turning head could be acceptable. However, if the intention is to convert it into a shared surface consideration would need to be given to the type of surfacing which would be used to differentiate it from a typical carriageway surface.

Parking Provision and Vehicular Access

A total of 35 parking spaces are proposed which would be split over two areas. The overall level of parking provision is considered sufficient to offset the loss of the existing parking areas, as well as providing an appropriate level

of parking for the proposed dwellings in accordance with the Havant local parking standards.

The parking spaces in area 1 consist of 9 parallel parking bays and a row of 8 perpendicular spaces. It is recommended that the ends of the parallel parking bays include a 45-degree splay (as opposed to the 90-degree kerb line transition as shown) to allow adequate vehicle manoeuvring. This applies to space numbers 1, 3, 4, 6, 7 and 9. The spaces would need to be relocated slightly to ensure that the footpath between spaces 3/4 and 9/10 is not affected.

The construction of spaces 8 and 9 may impact on the adjacent tree root zone, therefore consideration should be given to removing the tree. Any new trees which are proposed within the highway should meet our requirements as set out in Technical Guidance Note 15 – trees, Landscape and Ecology - <https://documents.hants.gov.uk/transport/TG15-Trees-Landscape-and-Ecology.pdf>

The proposed parking bays would be located on land which is currently highway verge. Any works within the highway would be agreed and secured as part of a S278 Agreement. Details of the S278 process can be found via the following link:
<https://www.hants.gov.uk/transport/developers/constructionstandards>

It should be noted that any parking spaces located within the highway could be used by members of the public, therefore HCC and Portsmouth City Council would need to agree whether it is appropriate for the spaces to be located within the public highway, or, if the highway needs to be stopped up. If the highway were to be stopped up, the land ownership would revert to the subsoil titleholder. This may also have implications for maintenance as HCC would not wish to see in 'island' of parking bays surrounded by the highway. It is recommended that the proposed parking strategy is agreed with HCC prior to the planning application submission.

The provision of the parking bays would also require the relocation of the existing lighting column adjacent to bay 8. This would be done via a minor S278 Agreement and a subsequent S278 approval will be required prior to implementation.

There are no concerns with the provision of the 18 parking spaces within area 2 in terms of their design. The spaces would not be located within the highway, and footpaths surrounding the spaces appear to be unaffected.

The parking bays would need to include drainage provision, to ensure that surface water does not discharge onto the highway.

Adequate secure cycle parking provision should be provided for each of the dwellings.

The vehicular access from Bunting gardens to area 2 currently provides access to approximately 28 spaces. The access width is approximately 4m and does not allow two-way traffic flow. The proposals would result in an additional 18 parking spaces being served from the access, which represents an increase of 64%. This will increase the number of vehicles using the access; therefore, it is recommended that the access is widened in order to accommodate two-way traffic flow.

Recommendation

Specific points have been raised above regarding the information that has been submitted. I trust that this is of assistance however please feel free to contact us if you have any queries.

Jonny Elliott
Highways Development Planning

6.3 PUBLIC CONSULTATION REPORT



THANK YOU

FOR YOUR FEEDBACK AND OPINIONS

NEW FAMILY HOMES, PARKING AND LANDSCAPING IMPROVEMENTS IN ROBIN GARDENS

www.portsmouth.gov.uk

THANK YOU

Thank you to all the local people who gave us their feedback and opinions on the plans to build new family homes, improve landscaping and parking in Robin Gardens.

We know that development work will affect local people, so we wanted to ask as many of you as possible for your thoughts because we want to include your views, feedback and opinions in the design and building process where possible.

In this booklet you'll find:

1. HOW WE REACHED OUT AND LISTENED TO LOCAL PEOPLE

2. WHAT LOCAL PEOPLE TOLD US WERE THE MOST IMPORTANT THINGS TO THEM

3. THE KEY THEMES WE'VE TAKEN FROM OUR CONVERSATIONS WITH THE COMMUNITY WHICH WE'RE GOING TO USE TO HELP US AS WE MOVE FORWARD WITH THE PLANS.

If you have any questions about any of this, please contact:

✉ katherine.bement@portsmouthcc.gov.uk
☎ 07901 100537



HOW WE REACHED OUT TO YOU



WE POSTED ON
**SOCIAL
MEDIA**
ADVERTISING
TWO PUBLIC
OPEN DROP-IN
SESSIONS

WE PUT UP
**500
POSTERS**



IN THE AREA
INCLUDING
SOME LOCAL
BUSINESSES



WE ADVERTISED
THE SESSIONS IN THE
**LOCAL
NEWS**



WE PUT UP
**3 BANNERS
LOCALLY**

HOW WE LISTENED

**PUBLIC OPEN
DROP-IN SESSION**

PM

WHERE:

**RACHEL MADOCKS
SCHOOL, EAGLE AVENUE,
P08 9XP**

DATE:

THURSDAY 13 OCTOBER

TIME:

**ANYTIME BETWEEN
5.30PM – 6.30PM**

**PUBLIC OPEN
DROP-IN SESSION**

AM

WHERE:

**CONNORS KEEP,
ROBIN GARDENS,
P08 9XJ**

DATE:

FRIDAY 14 OCTOBER

TIME:

**ANYTIME BETWEEN
9.30AM – 10.30AM**

 **EMAIL**

EMAIL OPTION AVAILABLE
WE HAD AROUND **FOUR**
EMAIL RESPONSES

 **TELEPHONE**

TELEPHONE OPTION
AVAILABLE
WE HAD **ONE CALL**

WHAT HAPPENED AT THE DROP-IN SESSIONS?

At the sessions, we displayed all current plans and available information for the development.

We took down people's initial comments and opinions about the plans. We put all of these comments together in a database and created a report from that information.

This report will be passed on to the designers and architects to consider as the development progresses.

IN TOTAL WE HAD 292 COMMENTS FROM AROUND 80 VISITORS AT THE SESSIONS, AS WELL AS FEEDBACK FROM THOSE THAT COULD NOT ATTEND.

FROM THIS, WE DEVELOPED 11 DIFFERENT THEMES THAT WERE IMPORTANT TO LOCAL PEOPLE.

IN THE FOLLOWING SECTIONS YOU WILL FIND THE DIFFERENT THEMES, THEIR COMMENTS AND THEIR COUNT.

LANDSCAPING AND THE ENVIRONMENT 49 COMMENTS

It's taking away the green space	7
Concerns about drainage	4
I'm worried/concerned about subsidence	4
Don't take away the green space	3
Don't disturb the protected trees	2
Want to maintain the woodland and greenspace around them	2
Be careful of subsidence	1
Construction and lighting will affect wildlife	1
Do not chop down trees or build on green fields	1
Don't lose any trees	1
Don't touch the trees it will affect the wildlife such as the bats	1
Drainage here is already a problem - clay soil	1
Glad it's not being built in the woods	1
Green spaces are very important to our community	1
I am concerned about the wildlife	1
I want the local wildlife protected	1
I'm concerned about the impact on wildlife	1
Put trees in the car park site	1
Removing green areas will devalue my property	1
Save our wildlife, trees, and our environment	1
The gardens will touch the protected trees	1
The plans will affect local wildlife	1
There are subsidence issues	1

LANDSCAPING AND THE ENVIRONMENT CONTINUED ON THE NEXT PAGE 

LANDSCAPING AND THE ENVIRONMENT 49 COMMENTS

There is subsidence in the block already near number 45	1
Trees and houses are close - will they be damaged in the wind?	1
Very pleased the woodland is not being affected	1
We don't need flowers etc.	1
We have existing drainage issues	1
We have existing subsidence issues	1
Who will maintain the planting and landscaping?	1
Wildlife needs to be protected: bats, starlings, badgers, etc.	1
Wooded area home to ancient yew trees and wildlife	1
Maintain the new landscaping	1

LOCATION OF DEVELOPMENT

38 COMMENTS

Build somewhere else (Linnet Close)	8
Build in a different location	7
Build in Portsmouth, not here	3
Build on Partridge Gardens site	2
All the other families are losing space	1
Build in a different location (unused lorry park)	1
Build on Eagle Avenue	1
Don't build behind Puffin Walk	1
Empty buildings you could use, empty spaces ignored	1
I don't think the space is big enough	1
It doesn't make sense to build here	1
It will be overcrowded	1
More housing needed but not here	1
Robin Gardens is not big enough	1
Squeezing more houses into this busy area is a joke	1
The area is overcrowded	1
There is an empty building on Linnet Close	1
There is an unused lorry park that could be used	1
Use brownfield sites	1
Use the old children's' home on Linnet Close	1
We do not want these houses built in our road	1

THE LOCAL AREA

30 COMMENTS

Existing homes need attention	8
Lighting in the area is bad	5
Clean the pavements	1
Comments about Partridge Gardens	1
Existing properties in desperate need of repair	1
I would prefer our homes and the community updated	1
I'm embarrassed at the state of the existing properties	1
Improve Partridge Gardens	1
Improve road safety	1
Look after the tenants you already have	1
Make existing homes energy efficient, low bills	1
Our estate is disgusting	1
Pavements here are unstable and unsuitable	1
The pavements are uneven	1
There are no lampposts in the area	1
There is too much housing development going on	1
It should be better lit	1
Why can't they renovate my house	1

DESIGN AND BUILD

30 COMMENTS

I thought this was going to be a larger development	3
Don't build flats	2
Like the plans	2
People's view will be ruined	2
Build decent houses	1
Concerned about how views will be affected	1
Higher fences of front garden for closest properties	1
I don't think the space is big enough	1
I like the design of the homes; open-plan, modern and good-sized bedrooms	1
I understand the need for homes	1
I understand the need for more homes	1
Lovely homes much needed	1
Make sure the houses aren't too tall (privacy concerns)	1
New houses do not match the estate and will stick out	1
One storey houses	1
The houses are too close to the existing	1
The houses will block the light for others	1
The physical buildings look pretty	1
There is no free space	1
There's no room for no more	1
Where are the bins going to go	1
Adding more alleyways decreases safety	1
The plan for Robin Gardens looks suitable	1
You're taking the (green) spaces away	1
We need housing	1

PARKING AND TRAFFIC

29 COMMENTS

The extra car park won't be used	3
It's not enough car parking	2
Parking is a problem here	2
We can't see our cars in the other car park	2
My major concern is the traffic congestion this may cause	1
Already chock-a-block with parking	1
Building vehicles will stop me parking when I finish work	1
Car parking is already tight	1
Even now one cannot use the car parks provided	1
Happy with parking but I think it will cause contention	1
I don't want parking next to my house	1
I'm concerned about traffic and parking	1
It is difficult enough to park already	1
It's a long walk to the extra car park	1
Milton Road is already congested during rush hour/school times	1
People won't use the other car park	1
The car park already gets full	1
The car parks are full at night; it will get worse	1
The new houses should have parking close by	1
The second parking area is not suitable	1
There's not enough parking already	1
Traffic and congestion is bad at rush hour	1
You are taking away peoples' parking spaces	1
The lack of spaces (parking) will cause fights	1

CRITICAL AND MISCELLANEOUS FEEDBACK 27 COMMENTS

Dissatisfaction with PCC ownership of land	2
I'm against the plans	2
I don't want the houses built	2
Hate the plan	1
I am not happy with the proposal	1
I am not happy with the way it has been handled	1
I did not receive a leaflet through my door	1
I didn't receive a flyer	1
I feel lied to and ignored	1
I strongly object to these childish ideas of more developments	1
I think it's an awful idea	1
I wouldn't have bought my house had I known these would be built	1
It will cost too much	1
Nothing positive to say	1
Shame on Portsmouth City Council	1
Terrible	1
There is a disjoint between PCC & HBC	1
This is a waste of money	1
This isn't fair	1
This may benefit three families but it will be to the detriment of many others.	1
We don't want these new housing developments in Wecock Farm	1
Who is going to take down the posters? I don't want them littering the area.	1
People aren't getting flyers	1
Why are the published documents from 2020 still up	1

CHILDREN AND PLAY FACILITIES 24 COMMENTS

My kids won't have anywhere to play	6
There needs to be a play area	3
Safe playing area needed for kids	2
Can we make the other car park a play area or something of the likes	1
Children have nowhere to play	1
Children play in the car park	1
Children play on the grass	1
Kids play in the car park	1
Kids play on the green space	1
Lots of children play outside and need a space to play in	1
Lots of children use the space outside homes to play	1
Provide the children with a safe place to play	1
Swap the car park for a play area	1
The green space is all we have for children to play on	1
The kids will lose play spaces	1
There are no safe play areas for children	1

ACCESS AND CONSTRUCTION PROCESS 23 COMMENTS

Concerns about works access	6
Concerns about access after build	2
Concerns about access for emergency services	2
Concerns about access already	1
Concerns about building works being unsafe	1
Concerns about noise during building	1
Consider disabled bays and access	1
Construction will be disruptive to local people	1
Construction will be noisy	1
How will emergency vehicles access the site?	1
I'm concerned about works vehicle access	1
Large vehicles access is a safety hazard	1
Make sure the contractors are reputable - I'd like to speak with them	1
There will be noise and disruption from building	1
Will works access affect Sutton Road?	1
Where will workmen park their vans during construction	1

INFRASTRUCTURE AND PUBLIC SERVICES 19 COMMENTS

We need a community centre	2
Improve local infrastructure	2
Add a community centre	1
I'm concerned about lack of infrastructure	1
Not enough infrastructure	1
Not enough school places, doctors, and dentists	1
Provide a communal garden for those that don't have one	1
The local schools are full	1
The schools are full where the children attend	1
There are no close doctors or dentists - everywhere is full	1
There will be an effect of the local elderly residential home	1
There will be too much pressure on public services	1
This will affect infrastructure and parking	1
We do not have enough local public services and amenities; no shop, no dentist and doctors cannot cope	1
We need a doctors, dentist, and school	1
We need community public services and facilities	1
Will it affect road access and infrastructure?	1

IMPACT ON LOCAL RESIDENTS

16 COMMENTS

Building these houses will have a big impact on residents	1
Concerned about traffic and children	1
Concerns about new residents and the effect on community	1
Concerns about onlooking	1
Health and safety is paramount but will be unfeasible	1
It doesn't affect us	1
Loud noises close to homes - trigger of PTSD	1
Make sure you're taking local people's mental health into consideration	1
My dogs will be stressed	1
Noise and disruption from building	1
Residents in Robin Gardens and Puffin Walk will be affected	1
The noise will be disruptive to me and my family	1
This creates more problems than solutions in the local community	1
You will cause such upset to peoples' mental health	1
We want a decent quality of life	1
You're taking away space which is important to my mental health	1

HOME OWNERSHIP & PROPERTY VALUE

13 COMMENTS

Concerns about house value	2
Make sure the rents are affordable	2
Encourage people to downsize instead	1
Four vulnerable families would be homed wrongly here	1
Incentivise people to move out of houses they no longer need	1
Move in local people	1
My house will devalue	1
Prioritise local people for the houses	1
The devaluation on owned houses and flats in this area will be shocking	1
Will it devalue existing properties?	1
You're rehousing vulnerable people into an unsafe area	1

BASED ON WHAT LOCAL PEOPLE HAVE TOLD US, WE WILL:

- Retain all existing trees and plant additional trees on the site.
- Employ a specialist drainage engineer to carry out a flood risk assessment and use sustainable urban drainage solutions to ensure that the proposed development does not result in any increased flood risk.
- Improve outdoor lighting around the site by adding new street lighting.
- Work with other bodies, including Hampshire County Council and Havant Borough Council, to address other issues raised by local residents that are outside of Portsmouth City Council's remit.
- Carry out a detailed review of existing parking in the Robin Gardens area and look at providing additional parking spaces for existing residents where possible.
- Consider adding a play area for children in the additional car parking area.
- Ensure that our landscaping and planting enhances biodiversity.
- Keep the local community informed at every stage of the design and build process.
- Keep in mind, at all times, that this work will affect local people and that we must do everything we can to keep any inconvenience to an absolute minimum.
- Build only high quality, energy efficient, affordable, council homes that are appropriate for the site,
- Ensure that the scheme has as low an impact as possible on parking and traffic congestion in the local area.



WHAT HAPPENS NEXT?

We will take what you have told us is most important to you and we will use that information to help guide us as we move through the design and build process.

We will keep you informed throughout the project as it progresses.

If you have any questions about any of this, please contact:

✉ katherine.bement@portsmouthcc.gov.uk
☎ 07901 100537



You can get this information in large print, Braille, audio or in another language by calling 07901 100537

Designed by: design@portsmouthcc.gov.uk • Published: November 2022 • Ref: 173.339

www.portsmouth.gov.uk

6.4 GROUND INVESTIGATION REPORT (INCLUDING UXO RISK ASSESMENT)

REPORT IS INCLUDED SEPARATELY WITHIN THIS APPLICATION

6.5 PARKING SURVEY REPORT

Parking Survey for Proposed New Council Housing at Robin Gardens, Wecock Farm.

Introduction:

A parking survey has been carried out by Portsmouth City Council officers to establish the existing parking stress around the site at Robin Gardens where 4 new 3 bedroom council houses are proposed to be built.

Methodology:

The survey was carried out in accordance with the Lambeth Parking Survey Methodology, except that the area covered by the survey has been reduced from the 200m distance used in the Lambeth methodology to a smaller area which is considered to be more appropriate for the site. This smaller area includes Robin Gardens in its entirety together with two parking areas accessed from Puffin Walk, see the plan below.



Site:

The site is in a residential area on the Wecock Farm estate. All existing parking is unallocated. There are no shops, community buildings or other facilities nearby that would affect parking. There were no roadworks or parking restrictions in place at the times of the survey.

Measurement of Available Spaces:

The number of available parking spaces was established through the measurement of unrestricted kerbside spaces and parking bays. The total number of available parking spaces within the survey area is 196 spaces (160 in Robin Gardens and 36 in the Puffin Walk car parks). Areas with dropped kerbs and turning heads have been excluded from the calculation of available spaces. Refer to drawing 2679/1000/P1 (extract included below)



Survey Data:

The survey was carried out between 00:45am and approximately 01:15am on 12/10/2022 and 14/10/2022 (ie Tuesday and Thursday nights during the same week.)

The number and location of vehicles parked within the survey area are shown on drawings 2679/1001/P1 and 2679/1002/P1.

The results of the surveys are as follows:

00:30am 12/10/2022 (Tuesday night)			
Street Name	Number of parking spaces available	Number of vehicles parked	Parking Stress
Robin Gardens - On street	17	12	71%
Robin Gardens - P1	20	17	85%
Robin Gardens - P2	3	1	33%
Robin Gardens - P3	24	18	75%
Robin Gardens - P4	24	12	50%
Robin Gardens - P5	19	13	68%
Robin Gardens - P6	28	14	50%
Robin Gardens - P7	14	1	7%
Robin Gardens - P8	11	6	55%
Puffin Walk - P9	18	11	61%
Puffin walk - P10	18	11	61%
Total	196	116	59%

00:30am 14/10/2022 (Thursday night)			
Street Name	Number of parking spaces available	Number of vehicles parked	Parking Stress
Robin Gardens - On street	17	13	76%
Robin Gardens - P1	20	18	90%
Robin Gardens - P2	3	1	33%
Robin Gardens - P3	24	17	71%
Robin Gardens - P4	24	13	54%
Robin Gardens - P5	19	14	74%
Robin Gardens - P6	28	11	39%
Robin Gardens - P7	14	2	14%
Robin Gardens - P8	11	7	64%
Puffin Walk - P9	18	12	67%
Puffin walk - P10	18	10	56%
Total	196	118	60%

The results showed a consistent picture across both nights with significant capacity available generally and in particular to the East of the site. Car park areas P7 and P8 are underused, with 27 and 29 free spaces on Tuesday and Thursday nights respectively.

Most users had parked considerately, although it should be noted that there are no markings to the bays for delineation, which can reduce the 100% efficient use of space.

Photographs:



Photo 1 - Free spaces in Robin Gardens P4 car park (12/10/22).



Photo 2 - Free spaces in Robin Gardens P6 car park. (12/10/22)



Photo 3 - Free spaces in Robin Gardens P7 car park (north side). (12/10/22)



Photo 4 - Free spaces in Robin Gardens P7 car park (south side). (12/10/22)

NOTEAll dimensions to be checked on site prior to commencement of any work

DO NOT SCALE FROM THIS DRAWING

Notify C.A of any discrepancies before ordering materials.

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196 Spaces Available



Results

On-Street 17

RG P1 20
RG P2 3
RG P3 24
RG P4 24
RG P5 19
RG P6 28
RG P7 14
RG P8 11

PW P9 18
PW P10 18

Rev	Date	Revision Details (Amended By)	Approved By
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Project
Robin Gardens

Drawing Title
Parking survey scope

Date	Dec 2022	Scale @ A2	1 : 500
------	----------	------------	---------

Housing, Neighbourhood & Building
Services
Portsmouth
CITY COUNCIL
JAMES HILL
Head of Service

DEPARTMENTAL SECTION: Tel No: 023 92 841518

ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Head Fax No: 023 92 834738

Design/ Survey By Designer	Drawn By Author	Checked By Checker
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Drawing No
2679 / 1000 / P1

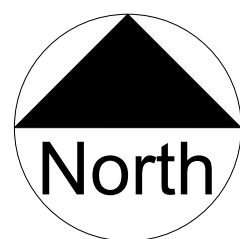
SURVEY		DESIGN		WORKING DRAWING	
FEASIBILITY		TENDER		AS BUILT	
INFORMATION		CONTRACT		A.I.	

NOTEAll dimensions to be checked on site prior to commencement of any work

DO NOT SCALE FROM THIS DRAWING

Notify C.A of any discrepancies before ordering materials.

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196 Spaces Available



Results

On-Street 12

RG P1 17
RG P2 1
RG P3 18
RG P4 12
RG P5 13
RG P6 14
RG P7 1
RG P8 6

PW P9 11
PW P10 11

Rev	Date	Revision Details (Amended By)	Approved By
-----	------	--------------------------------	-------------

Project
Robin Gardens

Drawing Title
**Parking survey 12th
October 2022**

Date	Dec 2022	Scale @ A2	1 : 500
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Housing, Neighbourhood & Building
Services



Portsmouth
CITY COUNCIL

JAMES HILL
Head of Service

DEPARTMENTAL SECTION: Tel No: 023 92 841518

ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Head Fax No: 023 92 834738

Design/ Survey By Designer	Drawn By Author	Checked By Checker
-------------------------------	--------------------	-----------------------

Drawing No
2679 / 1001 / P1

SURVEY		DESIGN		WORKING DRAWING	
FEASIBILITY		TENDER		AS BUILT	
INFORMATION		CONTRACT		A.I.	

NOTEAll dimensions to be checked on site prior to commencement of any work
DO NOT SCALE FROM THIS DRAWING
Notify C.A of any discrepancies before ordering materials.
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196 Spaces Available



Results

On-Street	13
RG P1	18
RG P2	1
RG P3	17
RG P4	13
RG P5	14
RG P6	11
RG P7	2
RG P8	7
PW P9	12
PW P10	10

Rev	Date	Revision Details (Amended By)	Approved By

Project
Robin Gardens

Drawing Title
Parking survey 14th
October 2022

Date	Dec 2022	Scale @ A2	1 : 500
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Housing, Neighbourhood & Building
Services



Portsmouth
CITY COUNCIL

JAMES HILL
Head of Service

DEPARTMENTAL SECTION: ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Head
Tel No: 023 92 841518
Fax No: 023 92 834738

Design/ Survey By Designer	Drawn By Author	Checked By Checker
-------------------------------	--------------------	-----------------------

Drawing No
2679 / 1002 / P1

SURVEY	DESIGN	WORKING DRAWING
FEASIBILITY	TENDER	AS BUILT
INFORMATION	CONTRACT	A.I.

6.6 FLOOD RISK ASSESMENT

REPORT IS INCLUDED SEPARATELY WITHIN THIS APPLICATION

6.7 NITRATE DOCUMENTATION

Including:

- European site avoidance and mitigation checklist
- Havant occupancy calculator
- Solent Nutrient Budget Calculator Version 2

European Site avoidance and mitigation checklist

This checklist must be completed and provided, along with a Nutrient Budget, using the Natural England calculator and an Occupancy Calculator, in order for the Local Planning Authority to validate any planning application for overnight accommodation. It sets out how an avoidance and mitigation package will be provided to remove any likely significant effect on a Solent European Site.

It will be necessary for a suitable avoidance and mitigation package to be provided in order for the Council to lawfully grant permission for applicable schemes. All relevant boxes should be completed and the form must be signed. If signed by an agent, it is their responsibility to ensure that the applicant is aware of the commitment to providing a mitigation package.

Application details	
Site name:	Car park area to north of 40 Robin Gardens
Site address:	Car park area to north of 40 Robin Gardens, Waterlooville PO8 9XE

Recreational disturbance																	
The proposed development would be within 5.6 km of Chichester and Langstone Harbour, which is a Special Protection Area and Ramsar site. As such, mitigation will need to be provided. The Council considers that mitigation provided in line with the Solent Recreation Mitigation Strategy (available at www.birdaware.org/strategy) is appropriate to the applicable planning applications. This would result in a mitigation package based on the table below. It will be necessary for a suitable avoidance and mitigation package to be provided in order for the Council to lawfully grant permission for applicable schemes. <table border="1"> <thead> <tr> <th>Size of units</th> <th>Scale of mitigation per unit</th> </tr> </thead> <tbody> <tr> <td>1 bedroom</td> <td>£390.00</td> </tr> <tr> <td>2 bedroom</td> <td>£563.00</td> </tr> <tr> <td>3 bedroom</td> <td>£735.00</td> </tr> <tr> <td>4 bedroom</td> <td>£864.00</td> </tr> <tr> <td>5 bedroom</td> <td>£1014.00</td> </tr> <tr> <td colspan="2">Please note that a monitoring fee is attached, at 5% of mitigation cost.</td> </tr> <tr> <td colspan="2">Please note that an administration fee of £23 per application is applied.</td> </tr> </tbody> </table>		Size of units	Scale of mitigation per unit	1 bedroom	£390.00	2 bedroom	£563.00	3 bedroom	£735.00	4 bedroom	£864.00	5 bedroom	£1014.00	Please note that a monitoring fee is attached, at 5% of mitigation cost.		Please note that an administration fee of £23 per application is applied.	
Size of units	Scale of mitigation per unit																
1 bedroom	£390.00																
2 bedroom	£563.00																
3 bedroom	£735.00																
4 bedroom	£864.00																
5 bedroom	£1014.00																
Please note that a monitoring fee is attached, at 5% of mitigation cost.																	
Please note that an administration fee of £23 per application is applied.																	
Please select one of the following options:																	
I hereby confirm that the proposed development will include an avoidance and mitigation package in line with the Solent Recreation Mitigation Strategy.																	
The application is in outline with the quantum and mix of development is not known. The applicant therefore will commit through a legal agreement to provide an avoidance and mitigation package in line with the Solent Recreation and Mitigation Scheme at reserved matters stage.																	
An alternative approach to avoiding and mitigating the recreational impact arising out of the development is proposed (please set out in more detail in a supporting document appended to this checklist).																	
The site is located more than 5.6km from the Solent Special Protection Areas (this applies to only a small section of the Borough in Cowplain).	X																

Water quality	
There is evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some designated sites. As such, there is considered to be a likely significant effect from any development resulting in an increase in overnight accommodation located anywhere in Havant Borough. As a result, an avoidance and mitigation package will be needed in order for the Council to lawfully grant any planning permission. The Council has published a Nutrient Neutrality Position Statement and Mitigation Plan (www.havant.gov.uk/nitrogen) which sets out how it is possible to mitigate the impact of development.	
The position statement highlights that developments on agricultural land are expected to provide avoidance and mitigation on-site, thus resulting in a nutrient neutral development. Developments on non-agricultural land will not be able to provide mitigation on site. In such cases, developments will need to contribute towards an off-site land-based scheme.	
The scale of mitigation is to be determined by a nutrient budget for the development and the Council's occupancy calculator, both of which are to be provided alongside this checklist. Where the application is in outline and the quantum and mix are not known, an average occupancy of 2.4 persons per dwelling is to be used. In such cases the applicant will need to commit to provide an avoidance and mitigation package, through a legal agreement to mitigate the final form of development. Additionally, a revised nutrient budget calculation for the required actual avoidance and mitigation package will need to be submitted at reserved matters stage.	
Please select one of the following options:	
The proposed development will include an appropriate avoidance and mitigation package from a third party provider for which there is a demonstrated scientific link between the development site and the mitigation scheme from one of the schemes published on the Partnership for South Hampshire's website¹.	
The proposed development will include an avoidance and mitigation package, in line with the Council's Nutrient Neutrality Mitigation Plan. Where development schemes are eligible to use the Council's strategic mitigation package, £3,000 per kilogram of nitrogen (as at 18/11/22) is payable. Further information can be found at: www.havant.gov.uk/nitrogen.	X
The proposed development would be 'nutrient neutral' or 'nutrient positive'. A nutrient budget, using Natural England's calculator is attached to this checklist, as well as the Council's occupancy calculator (this option is particularly applicable to developments proposed on agricultural land).	
An alternative approach to avoiding and mitigating the impact on water quality arising as a result of the development proposed (please set out in more detail in a supporting document appended to this checklist).	
The proposed development proposes a bespoke assessment and nitrogen budget (the applicant would like this bespoke assessment to be considered by the Council in undertaking the required Habitats Regulations Assessment and understands that this will be done in consultation with Natural England).	

¹ <https://www.push.gov.uk/work/mitigation-schemes-available-to-developers>

Please ensure that you sign, print and date the checklist on the next page

Please select one of the following options to the right, then complete all boxes below		Signed by applicant		Signed by agent	X
By submitting this form to Havant Borough Council, the applicant is committing to providing mitigation packages.					
If an agent is signing on behalf of an applicant, it is the agent's responsibility to seek the agreement of the applicant to the commitments selected above as it will be the applicants who assumes the risk and responsibility upon the granting of any planning permission.					
Signed:	John Parslow				
Print name:	JOHN PARSLow				
Date:	23 January 2023				

Occupancy calculator

Date 23-Jan-23

Site name Car park area to north of 40 Robin Gardens

Site address Car park area to north of 40 Robin Gardens,
Waterlooville. PO8 9XE

	Gross new homes proposed	Gross losses proposed	Net new homes proposed
1 bed			0
2 bed			0
3 bed	4		4
4 bed			0
5+ bed			0
Total	4	0	4

**Average occupancy to include in Solent
Nutrient Calculator:**

2.60

Stage 1

User Inputs

Date of first occupancy:	01/06/2024
Average occupancy rate:	2.40
Water usage (litres/person/day):	120
Development Proposal (dwellings/units):	4
Include deductible acceptable loading?	Yes
Wastewater treatment works:	Budds Farm WwTW
Wastewater treatment works N permit (mg TN/litre):	7.7

Stage 1 Calculated Loading

Stage 1 Nutrient Loading

Additional population	9.6	people
Wastewater by development	1152	litres/day
Annual wastewater TN load	2.92	kg TN/yr

Stage 2

User Inputs

Catchment:	East Hampshire Rivers
Soil drainage type:	Impeded drainage
Annual average rainfall (mm):	800.1 - 850
Within Nitrate Vulnerable Zone (NVZ):	Yes

Existing land use type(s)	Area (ha)	Annual nitrogen nutrient export (kg TN)
Greenspace	0.03	0.10
Open urban land	0.05	0.45
Shrub	0.01	0.02
Total:	0.0893	0.57

Stage 3

User Inputs

New land use type(s)	Area (ha)	Annual nitrogen nutrient export (kg TN)
Open urban land	0.02	0.16
Residential urban land	0.05	0.69
Greenspace	0.02	0.07
Shrub	0.00	0.01
Total:	0.0893	0.93

Stage 4

Calculated Outputs

Annual Nutrient Budget

The total annual nitrogen load to mitigate is:

3.93 kg TN/year

6.8 ENVIROMENTAL IMPACT ASSESMENT

REPORT IS INCLUDED SEPARATELY WITHIN THIS APPLICATION