

Recommendation: **GRANT PERMISSION**

(AMENDED PROPOSAL) Construction of 29 No. one and two bedroom apartments in a part 2 and a half / part 4 storey extension fronting onto Prince George Street

together with the provision of infill flexible use (Classes A1/A2/A3) town centre commercial units to North Street frontage following the demolition of existing 1 and 2 storey retail development to rear.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS20	(Transport and Access Strategy)
CS4	()
CS6	(Regeneration of the Borough)
CS9	(Housing)
DM11	(Planning for More Sustainable Travel)
DM12	(Mitigating the Impacts of Travel)
DM13	(Car and Cycle Parking on Residential Development)
DM2	(Protection of Existing Community Facilities and Shops)

Havant Borough Local Plan (Allocations) July 2014

AL4	(Coastal Change Management Areas)
AL1	(Presumption in Favour of Sustainable Development)
AL3	(Town, District and Local Centres)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

- 1) Site has Public Sewer on two sides. Consultation with Southern Water Services should be undertaken
- 2) Location of waste bins should mean residents do not carry waste more than 30m from flat entrance door (not including vertical drop)
- 3) Internal layout of WC's do not all appear to comply with AD M
- 4) Location of Fire Hydrant in Prince George Street should be located to ensure compliance with AD B

5) Compliance with Approved Document B section 5 should be considered with regards access to stairs and rise to top floor when fighting a fire (hose length)

Building Regulation application will be required for this work

Community Infrastructure, Planning Policy & Urban Design

APP-20-00251 North Street Arcade.pdf

Conservation Officer

Conservation Officer

Councillor D Guest - St Faith's

Councillor J Branson - St Faiths

Councillor T Pike - St Faith's

County Archaeologist, Strategic Environmental Delivery Group, HCC

Dear Mr Oliver,

Thank you for your consultation. The site is located within area long suspected to be site of a former small-scale military site dating from the Roman period. The road immediately to the west of the site follows the line of the Roman road north from Havant towards Alice Holt in the north east of the county, while the modern street layout appears to follow a pattern noted on map of the area dating from the 18th century which mimics the layout of a classic Roman military marching camp or small fort with the Roman road running through its centre. While the majority of the development will see construction within the footprint of current standing buildings where archaeological features are likely to have been removed or at the very least heavily truncated by modern development, it is possible that groundworks within the footprint of Apartment 06 along with the cycle stores and plant rooms on either side of it (currently an open courtyard), may expose surviving elements of this potential Roman activity. It would be of both local and regional interest were such features to be found here during development and therefore their excavation and recording by qualified archaeologists would be a necessity.

I would therefore advise that that a condition is attached to any planning permission that may be issued. Such a condition would require the preparation of a Written Scheme of Investigation (WSI) that sets out the methodology for an archaeological watching brief of all ground works associated with the construction of the new apartments that is not located within the footprint of any current standing buildings so that any archaeological remains encountered are recognised, characterised and recorded. Provision should also be made for the public dissemination of any results and the WSI should satisfy the Local Planning Authority that the scheme is sustainable under the terms of NPPF.

If you have any further queries regarding this application, then please do not hesitate

to contact me.

Yours sincerely,

Neil J. Adam BA ACIfA
Senior Archaeologist
Hampshire County Council

Crime Prevention -Major Apps

Developer Services, Southern Water

Economic Development

Education Department

Environment Agency

Environmental Health Manager, Community Group

Hampshire Fire & Rescue

Hampshire Highways

Hampshire Highways

Housing Needs Manager, Havant Borough Council
North Street Arcade 16042020.pdf

Landscape Team, Havant Borough Council
Planning Application APP/20/00251 North Street Arcade, North Street Arcade, Havant

Construction of 30 No. one and two bedroom apartments in a part 2 and a half / part 4 storey extension fronting onto Prince George Street together with the provision of infill flexible use (Classes A1/A2/A3) town centre commercial units to North Street frontage following the demolition of existing 1 and 2 storey retail development to rear.

From a landscape perspective we have the following comments:

- We are concerned with the lack of private residential amenity space provided for each dwelling. HBC design guide states;
'All residents should have access to private amenity space whether that is the back garden of a house, a private shared space, or balcony of an apartment.? The central courtyard is deemed to be a poor provision of private shared space as it is over looked, over shadowed and has no amenity provision i.e. benches. We would want to see the

provision of private balconies for each dwelling.

- Fields in trust quantity benchmark guidelines for equipped/designated play space recommend that a development of 30 dwelling needs to provided a Local Area for Play (LAP), Locally Equipped Area for Play (LEAP) and make a financial contribution towards a Multi-Use Games Area (MUGA). While we appreciate that these facilities will not be able to be provided on site due to the lack of open space we would endorse a financial contribution towards improving facilities within Havant Park.
- There is a lack of clarity on the proposed building materials, we require full materials specification including product, manufacturer, colour. Any development should be in accordance with planning policy CS16 High quality Design 1-C Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing building lines, plot widths and depths, material and proportions of windows and doors.
- We require a rendered elevation drawing to show the proposed building materials.
- We have concerns with the amount of natural light for Apt 01, 02, 03 and 06.

We require the following landscape details to be submitted for comment:

? A soft landscape scheme requiring submission of fully annotated plans at sufficient scale to identify species of individually planted trees, shrubs, hedges, marginal, bulbs and any areas of turfing / seeding. Planting areas should show the locations of different single species groups in relation to one another, and the locations of any individual specimen shrubs. Other information shall include plant specification schedules, comprising plant size, number and density.

? Hard landscape details requiring submission of fully annotated plans at sufficient scale that comprise the proposed range of coloured and textured surfacing treatments, which identify:

- hard surfacing material type / product reference and colour
- laying bond
- edging or kerb detail / type

? Boundary details requiring submission of fully annotated plans at sufficient scale showing the locations of existing, retained and proposed new boundary treatments, with scaled elevation drawings to show height, design, materials, type and colour of proposed new.

Kind regards,

Harry Mitchell
Landscape Architect
Havant Borough Council

Local Lead Flood Authority HCC

Natural England Government Team

Natural England Government Team

Natural England Government Team

Natural England Government Team

Network Rail

Planning Policy

Regeneration

SE Hants Clinical Commissioning Group

Southern Electric

Southern Gas Network

Traffic Management, East Hampshire District Council

The Traffic Team would be concerned with this proposed development due to there being no parking available within the development.

Although there is a nearby pay and display car park this tends to be full and is at its capacity at school times. A limited waiting time restriction applies on all nearby streets where there are no other parking restrictions.

We would still expect to see a minimum parking standard of 0.5 spaces per residency, as per HBC parking supplementary Planning Document January 2016. KRC

Waste Services Manager

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 55

Number of site notices: 2

Statutory advertisement: 03/04/2020

Number of representations received: 2

Comment	Officer Comment
I welcome the general principle of	The scheme has been amended and

increasing housing supply within Havant Town Centre but not in the way this scheme is proposed. It represents gross overdensification of this site and would result in poor quality housing. A major concern is that this scheme will do little in terms of creating sustainable, mixed and balanced communities. The housing mix is skewed massively towards 1 bedroom properties. The size of the smallest flats is also a concern - whilst I understand the Council is unable to insist on a minimum space standard, the public health and wellbeing implications of very small homes needs to be considered. Will they provide adequate storage space for their residents; how will these properties perform in terms of daylight and sunlight; what provision is being made in terms of private amenity space for each household? .	recomved 1 unit in order to improve the amenityof future residents
While I welcome the inclusion of the retail element of the scheme, I do not believe the Council should pursue its reinstatement at all costs. Havant Town Centre needs to be consolidated to focus on the areas most likely to be able to sustain footfall over the long-term. Both West Street and Market Parade have vacancies, and together with the Meridian Centre, would appear to be where most activity is now concentrated. I cannot imagine there is any evidence to suggest there is an unmet demand for retail floorspace in this particular location.	The retail proision is considered accpetable in terms of planning policy.
I also note that access to stairs in the event of a fire is restricted in that only one exit route is available for some apartments (Apt 14 for example) and if a fire exists in an apartment that has broken through to the corridor then they are trapped. I note that the Hampshire Fire Service did not comment on this so must be allowable. Construction anyway should contain a fire within an apartment but occupants leaving the front door open during an	This matter is dealt with by Building regualtions

escape would negate that.	

Summary:

Comment:

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

(iii) Impact upon residential amenity

8 Conclusion

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00251

(A)

(B) for the following reasons/subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the

Planning and Compulsory Purchase Act 2004.

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

REVISED PROPOSED FLOOR PLANS 16-2199-154_P14

REVISED PROPOSED ELEVATIONS 16-2199-155_P11

MATERIAL DETAIL PLAN 19.3166.157_P2

Planning Statement

Design and Access Statement

Transport Statement prepared by PBA

Drainage strategy - March 2020

Flood Risk Assessment

Highway drawing 045.0006.002

Reason: - To ensure provision of a satisfactory development.

- 3 In the event that public sewers are found at any time when carrying out the approved development which were not previously identified, development shall STOP until details of the measures which will be undertaken to protect the public sewer have been submitted to and approved in writing by the Local Planning Authority. Following approval, such measures shall be implemented on site in complete accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the adequate protection of infrastructure having due regard to Havant Borough Local Plan (Core Strategy) policies CS19 and DM10 and the National Planning Policy Framework."

- 4 No above ground development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not occupied until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No above ground construction works hereby permitted shall be commenced until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works. The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 Notwithstanding any description of materials in the application no above ground construction works shall take place until the following matters have been submitted to and approved in writing by the Local Planning Authority:
- (i) samples and / or a full specification of the materials to be used externally on the buildings;
 - (ii) a sample panel of brickwork, to be constructed on site;
 - (iii) window details and sections; and
 - (iv) the siting and design of any proposed external meter boxes/metal ducting/flues.
- Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 The car and cycle parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 No development hereby permitted, nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.

Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.

- 9 The housing (C3 use) element of the development hereby permitted shall not be occupied until:

(a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; and

(b) All measures necessary to meet the approved water efficiency calculation

have been installed.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, and Policy E14, EX1 and E12 of the Pre-Submission Havant Borough Local Plan.

- 10 At all times following occupation of the Housing (C3) element of the development hereby approved, all measures necessary to meet the approved water efficiency calculation shall be maintained so as to ensure that no more than 110 litres per person per day shall be consumed in the development in perpetuity.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, and Policy E14, EX1 and E12 of the Pre-Submission Havant Borough Local Plan'.

- 11 Prior to the occupation of the Housing (C3) element details of the acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, as to how the development will meet BS8223:2014 standards as recommended for indoor ambient noise levels for dwellings, especially in relation to living rooms and bedrooms i.e. during the day (07:00 to 23:00) 35 dB L Aeq,16 hour and at night (23:00 to 07:00) 30 dB L Aeq,8 hour for bedrooms shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall be retained at all times, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the residential amenity of the residents of the properties are not impacted upon by any external noise levels and having due regard to

policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 12 Should any of the commercial units require the installation of plant or machinery for the purposes of ventilation or air extraction or for any other such purpose, a noise assessment shall be submitted to and approved in writing by the Local Planning Authority prior to the occupancy of the individual unit concerned. The noise assessment needs to demonstrate that noise output would be at least 5 dB below the existing background levels. The assessment shall be carried out by a suitably qualified acoustic consultant / engineer and be in accordance with BS4142: 2014 Methods for rating and assessing industrial and commercial sound. The development shall be carried out in accordance with the approved details at all times, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the residential amenity of the residents of the properties are not impacted upon by any external noise levels and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 13 No floodlighting or other form of external lighting scheme shall be installed unless it has been approved by the Local Planning Authority. Such details shall include, Location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.

Reason: To protect the occupants of nearby properties, on and off site, from light disturbance / nuisance having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 14 Prior to the commencement of development hereby approved (other than any site clearance, demolition of above ground structures, and consequential works for the purpose of ensuring structural stability of adjacent buildings to be retained), an assessment of the nature and extent of contamination at the site shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by competent persons, and the findings presented as a written report.

The assessment may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

1) Site investigation appropriate to both the previous & approved use of the site, to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to future occupants & controlled waters.

2) The results of an appropriate risk assessment based upon (1), and where unacceptable risks are identified, a Remediation Strategy that includes;

- o appropriately considered remedial objectives,
- o an appraisal of remedial &/or risk mitigation options, having due regard to sustainability, and;
- o clearly defined proposals for mitigation of the identified risks.

3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out any Remediation Strategy required under (2) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance of engineered mitigation measures, and arrangements for contingency action.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

Reason: Contamination may be present at the site as a result of both previous & current land uses (&/or activities) that could pose a risk both to future occupants of ground floor residential units and to the culverted river channel. Contaminants may also be present which pose a risk to construction personnel. This condition is in line with DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) [2014], and paragraphs 178-180 of the National Planning Policy

- 15 Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with condition 14 shall be submitted to and approved in writing by the Local Planning Authority.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan and must demonstrate that site remediation criteria have been met. Where longer-term monitoring of pollutant linkages is identified as being necessary, the report shall clearly set out plans for monitoring, provision for maintenance, relevant triggers and contingency actions (a "long-term monitoring and maintenance plan").

The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: Contamination may be present at the site as a result of both previous & current land uses (&/or activities) that could pose a risk both to future occupants of ground floor residential units and to the culverted river channel. Contaminants may also be present which pose a risk to construction personnel. This condition is in line with DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) [2014], and paragraphs 178-180 of the National Planning Policy Framework."