



Land at Cottage Farm, Lovedean Lane, Lovedean

Planning Statement

May 2020



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1. Introduction

- 1.1. This Planning Statement has been prepared in support of Bargate Homes and The English Province of the Congregation of Our Lady of Charity of the Good Shepherd CIO outline application for a development of up to 56 dwellings on land at Cottage Farm and 149 Lovedean Lane.
- 1.2. The Outline Application seeks approval for up to 56 dwellings, open space, landscaping, access, the demolition of 149 Lovedean Lane and associated works only. Reserved Matters will be submitted in due course detailing the appearance, landscaping, layout and scale.
- 1.3. This Planning Statement provides an assessment of the scheme to demonstrate that the proposals are acceptable and in accordance with relevant planning policy and guidance. An Affordable Housing Statement and Statement of Community Involvement is also included within this document.
- 1.4. The Statement should be read in combination with the other submitted documents accompanying this application. Including:
 - Application Forms and Notices
 - Location Plan
 - Illustrative Masterplan
 - Landscape Masterplan
 - Access Plan
 - Design and Access Statement
 - Landscape and Visual Impact Assessment
 - Ecological Impact Assessment
 - Habitats Regulation Assessment
 - Arboriculture Impact Assessment
 - Transport Statement
 - Flood Risk Assessment
 - Geotechnical Desk Based Report
 - Archaeology Desk Based Assessment

- 1.5. Section 2.0 provides a description of the site and its surroundings
- 1.6. Section 3.0, 4.0 and set out the sites planning history, the proposed development and planning policy.
- 1.7. Section 5.0 provides a planning assessment, summarising the key items set out within the accompanying documents.
- 1.8. Section 6.0 outlines the Affordable Housing Statement
- 1.9. Section 7.0 discusses the Statement of Community Involvement
- 1.10. Section 8.0 concludes the document, providing a justification as to why planning permission should be granted.

2. Site Location and Description

2.1. The site is currently accessed from Lovedean Lane via a track next to 149 Lovedean Lane, which will be demolished as part of the proposals. The development site comprises 2.61 Ha and is currently comprised of grazing land which slopes towards the road.



Figure 1

2.2. The site is predominantly within East Hampshire District Council (EHDC), but part of the site including a strip of the access is located within Havant Borough Council (HBC). As indicated on the submitted indicative masterplan. Therefore, the application has been sent to both authorities, with East Hampshire being the lead authority.

2.3. Sitting within the settlement boundary, the site is bound by existing residential properties which front Lovedean Lane to the east, a gated access to James Copse Road and residential properties to the south as shown in Figure 1. Bordering the site to the north is an existing hedgerow which divides the site from recent new build development, whilst the western boundary of the site is the remainder of the grazing land which shall be fenced off once development is completed with access maintained for the existing landowners to care for the livestock.

- 2.4. There are two sets of group TPO's adjacent to the site. Located to the west of Old Barn Gardens and James' Copse adjacent to Ashley Close, south of the site. James' Copse is also designated as a SINC (Site of Importance for Nature Conservation) and an Ancient semi-natural woodland. Yoells Copse, located to the north west of the site is identified as a Local Nature Reserve.
- 2.5. The site is well located and readily accessible to a range of local facilities including local convenience stores 0.4 miles away from the development site, Woodcroft Pre-School and Primary School 0.6 miles, which is within easy walking distance whilst Horndean Technology College is 1 mile and a larger supermarket 1.3 miles away.
- 2.6. A development to the north of the application site was completed by Bargate Homes in early 2019 following planning permission initially achieved in 2014. The release of this land for housing creates an opportunity for Cottage Farm to round off the settlement and provide a linear settlement boundary which aligns with previous development.

3. Planning History and Planning Policy

- 3.1. There are no planning applications for major development associated with Cottage Farm or 149 Lovedean Lane as revealed by East Hampshire's online planning application search system.
- 3.2. Cottage Farm has a long planning history having been allocated as a Reserve Housing site in the East Hampshire Local Plan Second Review 2006. Section 5 policy H2 outlines the reserve housing allocations for this particular local plan. Cottage Farm (known as North of James Copse Close in Table H2) is allocated as a reserve site for 85 dwellings. Indicating the sites sustainable location and potential for delivery.
- 3.3. The site was not included as an allocation within East Hampshire District Local Plan: Housing and Employment Allocations April 2016. However, this plan amended the settlement policy boundary to include the proposal site. Appendix 1 of this plan lists the policies which the EHDC Local Plan: Joint Core Strategy (JCS) replaces. Policy H2 is saved from the 2006 Local Plan, meaning Cottage Farm has been 'allocated' as a reserve site for 14 years.
- 3.4. EHDC are currently consulting on a draft Local Plan which shall supersede the above documents and compile the JCS and Housing and Employment Allocations plan holistically into one Plan for the District which shall run to 2036. A regulation 18 plan was issued in February 2019 in which Cottage Farm is proposed to allocate between 75 to 85 dwellings under Policy SA38.
- 3.5. Lovedean is not currently within an adopted Neighbourhood Plan area. However, it does fall within Horndean Parish Council.
- 3.6. Havant Borough Council's development plan currently consists of the Core Strategy (2011) and Site Allocations Plan (2014). Whilst these plans do not directly allocate Cottage Farm, the portion of the site within Havant's boundary falls within the urban area of Horndean.

National Planning Policy Framework

3.7. The National Planning Policy Framework (NPPF), as published in February 2019 sets out the Governments planning policies and how these should be applied. The NPPF identifies that ‘the purpose of the planning system is to contribute to the achievement of sustainable development’. Paragraph 8 identifies three overarching objectives to achieving the objective of sustainable development. These three objective are economic, social and environmental as outlined below:

- Economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure
- Social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.
- Environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.¹

3.8. The proposed development adheres to these objectives as explained in Section 5

¹ National Planning Policy Framework (February 2019) Ministry of Housing, Communities & Local Government

Adopted Local Plans - East Hampshire District Council

- 3.9. The East Hampshire District Local Plan: Joint Core Strategy was adopted in June 2014. The following policies are of particular relevance to this proposal:
- 3.10. **Policy CP1 – Presumption in favour of sustainable development** states the Council will always work proactively with applicants jointly to find solutions and when considering proposals, will take a positive approach that reflects the ‘presumption in favour of sustainable development’ as outlined in the NPPF at paragraph 11.
- 3.11. **Policy CP10 – Spatial strategy for housing** explains that 10,060 new dwellings are required in the district to 2028 and the locations where these dwellings are required. The policy also states that housing should be accommodated through development within existing settlement boundaries in the first instance. The application site sits wholly within the existing settlement boundary.
- 3.12. **Policy CP11 – Housing, tenure, mix and type** provides the Council’s requirements for a range of tenure, types and mix of housing that seek to maximise the delivery of affordable housing.
- 3.13. **Policy CP13 – Affordable housing on residential development sites** outlines the Council’s requirement for 40% affordable housing delivery on all market housing sites.
- 3.14. **Policy CP18 – Provision of open space, sport and recreation and built facilities** outlines the Council’s requirements for the amount of open space to be secured on all new development sites.
- 3.15. **Policy CP20 – Landscape** states that development shall be required to be sympathetic to the local distinctiveness, tranquillity and visual quality of the surrounding area.
- 3.16. **Policy CP21 – Biodiversity** explains that new development would be required to maintain, enhance and protect district wide biodiversity including the international and national protected sites

- 3.17.**Policy CP25 – Flood Risk** states that all development shall be required to ensure there is no net increase in surface water run-off and how SUDS shall be provided and maintained
- 3.18.**Policy CP27 – Pollution** indicates that development must not result in pollution which prejudices the health and safety of communities and their environments.
- 3.19.**Policy CP29 – Design** outlines the Council's wish for all development to be of a high visual appearance, respecting local character and sympathetic in terms of scale, massing and density to adjoining properties.
- 3.20.**Policy CP31 – Transport** development proposals shall be granted if proposals are designed to meet the needs of existing traffic and safety, placing a high priority on pedestrians, cyclists and public transport users, improve highway safety, provide adequate parking on the development and ensure any upgrades to road networks are funded by the developer to ensure continued safe and efficient operation of road networks.
- 3.21.**Policy CP32 – Infrastructure** explains the requirement to mitigate the impact of new development on the community or environment to be provided via financial contribution in the form of planning obligations and/or Community Infrastructure Levy (CIL)
- 3.22.The East Hampshire District Local Plan Housing and Employment Allocations was adopted in April 2016. This plan includes saved policies from the Local Plan: Second Review 2006. The following policies and saved policies are relevant to this application.
- 3.23.**Map 2 – Horndean** proposes an amendment to the settlement boundary to include the application site.
- 3.24.**Saved Policy T3 and T4 – Pedestrians and Cyclists** these policies outlines that development shall only be permitted where development can be served by walking and cycling, and a safe link should be provided to the existing network ensuring that existing users are not adversely affected.

- 3.25. **Saved Policy H2 – Reserve Housing Allocation** lists sites in Table H2 which were proposed as reserve housing sites if East Hampshire required further sites. Land at Cottage Farm is listed in Table H2 for 85 dwellings.

Emerging Local Plan – East Hampshire District Council

- 3.26. East Hampshire District Council are currently in the process of reviewing their Local Plan. There have been two consultations on the Draft Local Plan, the first was undertaken from 5th February to 19th March 2019. A second consultation focussing on ten large development sites and ran from 3rd September to 15th October 2019. The regulation 18 Draft Local Plan outlines a number of proposed policies. The following draft policies are those listed in the Draft Local Plan 2017-2036 (Regulation 18) 5th February to 19th March 2019.
- 3.27. **Policy S1: Quanta and location of development** outlines where new homes shall be located, primarily in the most sustainable and accessible locations in the area. In addition, identifying that housing shall be accommodated through the development and redevelopment of opportunities within the existing settlement policy boundary in the first instance. Cottage Farm is within the settlement boundary and is therefore suitable for development.
- 3.28. **Policy S3 Sustainable and viable development** discusses how the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. In addition, where schemes are found to be less financially viable, working with developers to source alternative models of delivery and stating a viability assessment shall be required to demonstrate this.
- 3.29. **Policy DM1 – Provision and enhancement of open space, sport and recreation** sets out the amount of useable open space required for new developments and facilities across the District.

- 3.30.**Policy S5 – Housing mix and type** states the Council’s policies on housing mix, indicating a need for smaller houses and requirements for an ageing population. Also ensuring proposals provide a range of different sizes and tenures across the application area.
- 3.31.**Policy DM6 – Accessible and adaptable homes** outlines all development for 10 dwellings or more shall meet M4(2) of Building Regulations on marking housing and affordable housing, while some affordable dwellings shall meet M4(3) for wheelchair users.
- 3.32.**Policy DM7 – Residential internal space standards** all development shall meet the minimum space standards set out in this policy.
- 3.33.**Policy S6 – Affordable Housing** sets out the Council’s policy on affordable housing which requires 40% affordable housing on all residential development consisting more than 11 dwellings, with the mix, tenure, type and size to be agreed as part of the application process, as long as Policy DM7 is followed
- 3.34.**Policy S18 – Landscape** states that development shall be required to be sympathetic to the local distinctiveness, tranquillity and visual quality of the surrounding area.
- 3.35.**Policy S19 – Biodiversity, geodiversity and nature conservation** explains that new development would be required to maintain, enhance and protect district wide biodiversity including the international and national protected sites
- 3.36.**Policy DM26 – Trees, hedgerows and woodland** sets out the Council’s policies for planting, retaining and protecting trees, hedgerows and woodlands
- 3.37.**Policy S22 – Solent special protection areas** outlines that development within the Solent SPA 5.6km buffer must be supported by an HRA and Appropriate Assessment concluding no adverse effects on the integrity of the SPA.

3.38.**Policy S24 – Planning for climate change** sets out the Council’s emerging policies on climate change and that all development should adopt appropriate climate change adaptation measures.

3.39.**Policy S25 – Managing flood risk** states that all development shall be required to ensure there is no net increase in surface water run-off and how SUDS shall be provided and maintained

3.40.**Policy S27 – Design and local character** outlines policy on design of new dwellings, to ensure they establish a strong sense of place, respecting the local built environment, incorporating design and high quality buildings to retain and enhance local character.

3.41.**Policy S29 – Infrastructure** explains the requirement to mitigate the impact of new development on the community or environment to be provided via financial contribution in the form of planning obligations and/or Community Infrastructure Levy (CIL)

3.42.**Policy S30 – Transport** development proposals shall be granted if proposals are designed to meet the needs of existing traffic and safety, placing a high priority on pedestrians, cyclists and public transport users, improve highway safety, provide adequate parking on the development and ensure any upgrades to road networks are funded by the developer to ensure continued safe and efficient operation of road networks.

3.43.**Policy SA36 – Land at Cottage Farm, James Copse Close** sets out the reasons for the sites proposed allocation in the emerging Local Plan, primarily the position within the settlement boundary and allocation in the Local Plan Second Review 2006.

Other material considerations – East Hampshire District Council

3.44.The following Supplementary Planning Documents (SPDs) have been adopted by the Council and are material considerations in the determination of planning applications.

3.45. **Planning Contributions and Community Infrastructure Levy SPD (April 2016)** provides detail about developer contributions in East Hampshire District including CIL and S106 contributions. The SPD was published alongside the CIL Charging Schedule and can be used as a guide to developers.

3.46. **Vehicle Parking Standards SPD (July 2018)** sets out the Council's parking standards for new build developments depending on the size of dwelling.

3.47. **Horndean Parish Village Design Statement (December 2002)** provides design guidance for any proposals for development within the Parish.

Havant Borough Council Local Plan

3.48. Havant Borough Council currently have two adopted Local Plan documents – Core Strategy March 2011 and the Local Plan Allocations July 2014. Havant have been working on a revised Local Plan since 2016, known as Local Plan 2036. The pre-submission Local Plan 2036 was consulted on in early 2019 with a view to submit to the Secretary of State in September 2019 for examination. The submission of this plan has been delayed due to the nitrogen neutrality issue within the borough. A submission date is still unknown, but the Council hope the plan to be examined during 2021. As the majority of Cottage Farm is within EHDC, it does not feature within Havant's plans. The following policies are relevant to this application:

Core Strategy March 2011

3.49. **Policy CS1 – Health and Wellbeing** outlines that development shall be permitted where new open space is created which is safe and accessible as well as other amenities which shall contribute to residents general health and wellbeing

- 3.50.**Policy CS9 – Housing** details the housing requirements of the Borough between 2006 and 2026. Ensuring appropriate affordable housing provision of 30-40% is met on new development, which are a suitable density and provide a mix of dwellings and tenures to meet the needs of the local community.
- 3.51.**Policy CS11 – Protecting and Enhancing the Special Environment and Heritage of Havant Borough** lists the key areas and landscape which shall be protected and where possible enhanced. A habitat regulation assessment has been submitted with this application to assess effects on the Solent special protection area.
- 3.52.**Policy CS13 – Green Infrastructure** development shall be permitted where green infrastructure is managed and maintained, creating new green infrastructure where appropriate. Onsite open space is shown on the illustrative masterplan to ensure green infrastructure is created within the scheme.
- 3.53. **Policy CS15 – Flood and Coastal Erosion Risk** all development will be required to ensure there is no net increase in surface water run-off and a SUDS scheme should be introduced. A Flood Risk Assessment accompanies this application to discuss this topic further.
- 3.54.**Policy CS16 – High Quality Design** outlines the Council's desire for developments of high quality which draw inspiration from and respects local context. Integrates the needs for all people and mitigates negative environmental impacts.
- 3.55.**Policy CS17 Concentration and Distribution of Development within the Urban Areas** ensures development is located appropriately into the five urban areas of Havant, Leigh Park, Waterlooville, Emsworth and Hayling Island.
- 3.56.**Policy CS20 – Transport and Access Strategy** lists criteria which development is required to meet in respect to transport and access. This involves ensuring new development does not increase congestion of the existing network, improves highway links and any design responds positively the existing local characteristics.

3.57.**Policy CS21 – Developer Requirements** details the types of infrastructure which on site provision or financial contributions shall be requested through planning obligations. A number of these infrastructure requirements are now dealt with via CIL since adoption in 2013.

3.58.**Policy DM8 – Conservation, Protection and Enhancement of Existing Natural Features** discusses how development shall only be approved which protects natural features of conservation and incorporates existing features into a new design. All existing features are being retained and in places enhanced as outlined in the ecological impact assessment.

3.59.**Policy DM11 – Planning for More Sustainable Travel and Policy DM12 – Mitigating the Impact of Travel** both set out how new developments shall be required to mitigate their travel impact and ensure sustainable travel modes are made available and integrated into the development. A Transport Assessment is submitted with the application to discuss the wider implications relating to travel.

3.60.**Policy DM13 – Car and Cycle Parking on Residential Development** outlines that car and cycle parking must be provided on site to the Council's standards as set out in the Car Parking and Cycle Provision Supplementary Planning Document.

Havant Borough Local Plan Allocations July 2014

3.61.**Policy AL1 – Presumption in Favour of Sustainable Development** outlines how the Council will take a positive approach which reflects the presumption in favour of sustainable development as contained in the NPPF and that planning applications which accord to the development plan shall be approved without delay.

3.62.**Policy AL2 – Urban Area Boundaries and Undeveloped Gaps between Settlements** urban area boundaries are defined by the policies map, the Borough's undeveloped gaps are those between the urban area boundaries. Planning permissions will be granted for developments within the undeveloped gaps that help to define the separate identity of settlements and prevent their coalescence. The application sites is within the urban area boundary for Waterloo.

- 3.63. **Policy DR1 – Delivery of Sustainable Development** outlines that 10,231 net new homes are required in the plan period 2016 to 2036, committing the Council to work proactively with applicants to find solutions for sustainable development to be approved and built as swiftly as possible.
- 3.64. **Policy IN1 – Effective Provision of Infrastructure** discusses the strategic infrastructure required by the Borough with a focus on highways, flooding and drainage, healthcare, education, digital infrastructure and multi-functional facilities. Expecting developers to make financial contributions to ensure this strategic infrastructure is brought forward along with housing.
- 3.65. **Policy IN2 – Improving Transport Infrastructure** working with Hampshire County Council, Highways England and other stakeholders to ensure appropriate highways solutions and improvements are delivered alongside new housing.
- 3.66. **Policy IN3 – Transport and Parking in New Development** lists the Council's requirements for how sites should be designed in relation to transport and parking. The submitted Transport Assessment deals with this points in more detail.
- 3.67. **Policy IN4 – Access onto Classified Roads** proposals onto classified roads will only be permitted where the arrangements on the site allow vehicles to turn to safely enter and exit the site in a forward gear. Proposals for the access design are submitted with this outline application.
- 3.68. **Policy E1 – High Quality Design** ensures that new development is built to a high quality standard of design, demonstrating that the scheme draws inspiration from its local context, responds to existing and natural features, enhancing the street scene and integrates with existing landscape and biodiversity features. Houses should also be designed to provide a variety of design styles, utilise available land efficiently and incorporate resource efficient technologies.

- 3.69. **Policy E2 – Health and Wellbeing** outlines that development should be built to enhance the sense of place and community belonging, promote active and health lifestyles, facilitate easy access to employment and create a high quality public realm.
- 3.70. **Policy E3 – Landscape and Settlement Boundaries** permission shall be granted where development contributes positively to local identity and distinctiveness, integrates local landscape surroundings and protects key views from important landmarks. Planning permission will not usually be permitted outside of settlement boundaries.
- 3.71. **Policy E9 – Provision of Public Open Space in New Development** outlines the standards for open space on proposals for residential development of 50 dwellings. Open Space is proposed on site, the details of which shall be finalised at reserved matters.
- 3.72. **Policy E12 – Low Carbon Design** proposals should look to achieve a reduction in CO2 emissions as well as demonstrate long-term sustainability.
- 3.73. **Policy E14 – The Local Ecological Network** all development in the Borough is expected to protect, conserve and enhance the Local Ecological Network. A Habitats Regulation Assessment (HRA) is required to demonstrate development will not have a significant effect on international nature conservation designated sites. A HRA is submitted with this application.
- 3.74. **Policy E15 – Protected Species** development proposals which are likely to affect protected species, and or their habitats must undertake appropriate surveys to establish their presence or likely absence. An Ecological Impact Assessment is submitted as part of this application.
- 3.75. **Policy E16 – Solent Special Protection Areas** planning permission shall be granted for new dwellings that mitigate the likely significant effect on the Solent SPAs. A likely mitigation of the impact is via a financial payment.

- 3.76.**Policy E18 – Trees, Hedgerows and Woodland** outlines the importance of existing trees and hedgerows which shall be conserved and retained for sites to receive permission. Provision of new trees is expected as part of development proposals for new homes.
- 3.77.**Policy E19 – Managing Flood Risk in New Development** lists the information required for planning permission to be granted. A Flood Risk Assessment has been submitted as part of this application.
- 3.78.**Policy E20 – Drainage Infrastructure in New Development** lists the information required for planning permission to be granted in regard to new drainage infrastructure with housing developments. A Flood Risk Assessment has been submitted as part of this application.
- 3.79.**Policy E22 – Amenity and Pollution** ensures development will not have a negative impact on nearby occupiers in regard to the projected level of noise, odour, vibration, light, water or air pollution.
- 3.80.**Policy H1 – High Quality New Homes** permission will be granted for new homes that are designed to meet appropriate internal space standards, including requirements to meet accessibility and adaptability criteria plus sufficient private outdoor amenity space.
- 3.81.**Policy H2 – Affordable Housing** discusses the criteria of affordable housing on new development sites. The criteria for Havant is 30%, however, as the majority of the housing falls with East Hampshire, their policy of 40% has been followed on the illustrative masterplan.
- 3.82.**Policy H3 – Housing Density** outlines the Council's requirements for achieving housing density in certain locations to ensure residential development maximises its contribution to address housing need.
- 3.83.**Policy H4 – Housing Mix** indicates the preferred mix of new homes to ensure they provide a range of dwelling types and sizes with a focus on smaller two bedroom dwellings across both private and affordable tenures

4. Proposed Development

- 4.1. The planning application seeks Outline permission for the construction of up to 56 dwellings, open space, landscaping, access, the demolition of 149 Lovedean Lane and associated works. Access is proposed via Lovedean Lane through the existing access track and by demolishing 149 Lovedean Lane. The illustrative masterplan shows development will provide both market housing and affordable housing at 40%, in line with policy.
- 4.2. The application site is currently occupied by one dwelling house and is used as grazing for horses. The portion of the site which falls with East Hampshire is fully within the settlement boundary (CP10). Whilst the section with Havant falls within Policy AL2, designated as land within the Urban Area of Waterlooville the principle of development within this area is acknowledged in Havant policy CS17.
- 4.3. The illustrative masterplan provides for a range of dwelling types and sizes with a mix of 2, 3 and 4 bedroom houses. The precise mix of these shall be detailed during reserved matters. The land has a draft allocation for 75 to 85 dwellings, a reduction in these numbers are being applied for to create a lower density scheme which complies with existing open space standards, whilst taking into account known limitations of the ground conditions.
- 4.4. An existing overhead electricity cable running into a portion of the site shall be grounded as part of the proposals, to be dealt with at reserved matters.
- 4.5. The Design and Access Statement prepared by AAP sets out the design concept of the site and explains the initial themes to the layout, which at this stage is illustrative.

5. Planning Assessment

Emerging Local Plans

5.1. Both the emerging Local Plans for East Hampshire and Havant are at an early stage of the process. The East Hampshire 2036 plan is at Regulation 18 having been consulted on in early 2019. The Havant 2036 plan is more advanced (Regulation 19) and was due to be submitted for examination by the end of 2019, this submission has been delayed. Therefore, limited weight can be applied to both the emerging local plans in regard to deciding this application. The following assessment is based on the currently adopted Local Plans.

Principle of Development

5.2. The site is within the existing settlement boundary and therefore aligns with Policy CP1 Presumption in Favour of Sustainable Development and Policy CP10 Spatial Strategy for Housing and Havant policy AL2 Urban Area Boundaries. Both policies demonstrating a preference to bring forward sites within the settlement boundary prior to releasing the countryside. In addition, the site remains an allocated housing site as saved Policy H2 from the 2006 Second Review, this, coupled with the draft allocation SA36 within the EHDC emerging Local Plan 2036 justifies the principle of development on this site. The NPPF establishes a presumption in favour of sustainable development. In which, the application site can demonstrate that any benefits significantly outweigh any adverse impacts as outlined in this planning statement.

Access and Highways

5.3. The site is proposed to be accessed from Lovedean Lane. Proposals include the demolition of an existing bungalow on Lovedean Lane known as 149 Lovedean Lane, this is necessary to provide a compliant access to the development. The bungalow is within the same ownership of the remainder of the site, therefore, there is no impediment to the deliverability of the development.

- 5.4. Vehicular, along with pedestrian and cycle access, is proposed to be achieved from Lovedean Lane. The proposed access drawing has been provided by i-Transport and features 5.5m carriageway width, 2m footways on either side of the carriageway which tie into the existing footways on either side of Lovedean Lane, 8m kerb radii and 2.4 x 59m visibility splays in either direction. In addition, to facilitate safe pedestrian crossing of the road, two dropped kerb pedestrian crossings are proposed to the north and south of the proposed junction respectively.
- 5.5. A pre-application with Hampshire County Council has been undertaken and the design is in accordance with standards and safety requirements. The submitted transport assessment assesses the site in regards to traffic impact, accessibility including internal road layout, parking and refuse strategy. The findings of this assessment raise no reason for objecting the proposed development.

Housing

- 5.6. 40% of the new dwellings are proposed to be provided as affordable units in accordance with Policy CP13 of the Joint Core Strategy (2014). This is equivalent to up to 22 high quality affordable houses to be delivered on this scheme as per the policy allocation. The delivery of these affordable dwellings will represent a significant benefit to Lovedean and the surrounding community.
- 5.7. This application is in outline and the scheme submitted with this application is illustrative only, however, the development shall deliver a mix of small and larger family homes ranging from 2 to 4 bedrooms designed to reflect the character of the area and market requirements at a low density. The illustrative masterplan shows a range of detached and semi-detached housing, which are sympathetically designed to mitigate any potential issue of overlooking to existing houses situated on Lovedean Lane. Further details are set out in the Design and Access Statement.

Parking

- 5.8. The parking details are a reserved matter that will be provided at a later stage, however, they will comply with the parking standards set out in the Parking Standards SPD (April 2018). Full details shall be provided at reserved matters stage.
- 5.9. The illustrative masterplan provides for a range of parking availability, both on plot for residents and on road for visitors. Cycle parking facilities are intended to be provided within garages or sheds in accordance with the Council's standards.

Landscaping and Visual Impact

- 5.10. The application is accompanied by an LVIA which concludes that with the implementation of a successful mitigation strategy, the overall impact on the landscape is considered to be a minor overall effect on the surrounding landscape character and a moderate effect on the visual impact. It should be considered that this type of development is not out of character within the receiving landscape. Therefore, complying with adopted Local Plan Policies CP13 (East Hampshire) and CS11 (Havant).
- 5.11. The application submission is also accompanied by an illustrative landscape masterplan. As landscape is a reserved matter a detailed scheme will be submitted at a later date for the Council's approval, having regard to the Council's requirements and the site's ground conditions.

Trees

- 5.12. Trees and hedges can be found around the north, east and southern boundaries of the site. The central part of the field is free from vegetation. Therefore, the scheme does not impact on any existing tree or its root protection area.

5.13. There is a small cluster of Tree Preservation Orders (TPOs) along the eastern boundary where a wedge of garden land interrupts the linear boundary. These TPOs are offsite and within private residential garden. However, the scheme has been designed to avoid any root protection areas. An area of large woodland known as James Copse is situated to the south of the site, although this is wholly outside the redline of the scheme and does not directly adjoin it.

5.14. Changing the use of the land to housing and creating open space provides an opportunity to plant additional trees to increase the schemes sense of place and enhance biodiversity.

Open Space

5.15. The illustrative masterplan has been designed to create a single, large area of open space in the southern half of the site, to assist maintaining the edge of settlement feel by continuing the existing views to the wider grazing land beyond the site to the west.

5.16. Landscape buffers are provided on the site's boundaries to those existing properties which adjoin the development scheme.

Ecology

5.17. A phase 1 ecology assessment was undertaken in March 2018. Further surveys were recommended to include reptile and bats. An assessment was also undertaken of 149 Lovedean Lane for roosting bats.

5.18. Phase 2 bat activity surveys were undertaken on site between April and October 2019, whilst a Phase 2 reptile survey was carried out on site during September 2019. The site is considered unlikely to support a permanent population of reptiles with precautionary measures proposed prior to development commencing. The site is considered being of 'county value' for commuting and foraging bats.

5.19. The following recommendations are set out in the assessment as mitigation.

- Reptiles – Exclusion fencing to ensure reptiles in the north western boundary of the site shall be protected from entering site. In addition, a precautionary catch prior to development commencing is proposed to ensure the site is clear from reptiles.
- Nesting Birds – ten bird boxes will be erected along the eaves of 10% of new dwellings to allow safe opportunities for nesting
- Bats – A sensitive lighting strategy shall be adopted and bat boxes shall be incorporated on 10% of the new dwellings
- Mammals – During construction all excavations on site shall be covered nightly with a suitable escape ramp to avoid entrapment
- Trees – Tree protective fencing will protect the retained hedgerow from direct impact which should be in place prior to construction commencing.
- Hedgehogs – Provision will be made to promote site connectivity in the way of hedgehog holes in the base of boundary fences to allow free access between enclosed garden spaces.

5.19. The submitted ecological assessment concludes that “An ecological avoidance and mitigation strategy has been detailed within this document to ensure the proposals can proceed in full compliance with relevant wildlife legislation and policy. A number of site ecological enhancements have also been specified, to ensure the proposed development will result in biodiversity net gain, as per planning policy” complying with policy CP21 (East Hampshire) and CS11 (Havant).

Nitrate Neutrality

5.20. Following the recent guidance from Natural England for all development to be nitrate neutral, WYG have prepared a Habitats Regulation Assessment (HRA) to accompany this submission, which is submitted as a separate document. This HRA includes the scheme nitrate budget calculation. It is anticipated the Council will impose a Grampian condition requiring the details of any mitigation required to be submitted and approved prior to the occupation of the development. However, an example demonstrated in the HRA how a mitigation strategy involving taking agricultural out of production can be utilised.

Flood Risk and Drainage

5.21. A Flood Risk Assessment (FRA) and drainage strategy has been carried out and the site is located within Flood Zone 1.

5.22. The proposed development will incorporate a sustainable drainage system which will discharge surface water to storage and then be discharged into the existing public water sewers. Foul drainage for the development will drain via gravity into the existing Southern Water public foul sewer. Complying with adopted policies CP25 (East Hampshire) and CS15 (Havant).

Ground Conditions

5.23. A desk study report was initially undertaken on the site. The report identified the site is underlain by clay and sand soils of the Lambeth Group overlying the chalk soils of the Tarrant Chalk. In some areas, the site's geological characteristics present a risk of chalk dissolution.

5.24. Accordingly, further intrusive investigations were carried out to inform the site constraints. Where areas of risk have been identified, no built development will take place in these areas.

Sustainable Development

5.25. Having regard to the NPPF objective of achieving sustainable development this scheme addresses the three overarching objectives

Economic

5.26. Housing development is key to economic growth, providing initial employment to local tradesman through the construction period and through the new population spending in the local area, including additional Council tax revenue.

Social

5.27. This application proposes up to 56 new dwellings to be built, 40% of those are proposed to be affordable housing. Lovedean is a sustainable location and shall meet the needs of existing and future generations.

5.28. Although, this application is only outline at this stage the scheme has been designed to enhance the health and wellbeing of residents to encourage the use of sustainable transport methods such as walking, cycling and public transport. The inclusion of open space on the scheme increases the chance of social integration and areas for outdoor activity, whilst also being sensitive of the need for private amenity space.

Environmental

5.29. The site is not within any environmentally designated areas and incorporates a large area of open space to retain the edge of settlement setting of the development. The scheme provides ecological enhancements to existing features, whilst also provide a net gain by planting new trees within the open space. The scheme shall be designed to fit in with the local character of the area and the new dwellings utilising efficient methods such as solar panels to aid the reduction in fossil fuels.

Other Matters – Section 106 and CIL

- 5.30. Bargate Homes and the landowner are prepared to enter into a Section 106 Agreement with the Local Planning Authority to secure the affordable housing provision and any reasonable and necessary contributions towards infrastructure due to the impacts arising from the proposed development site. The exact details and requirements will be a matter for negotiation during the application process, however, it is considered most infrastructure matters will be dealt with via collection of the Community Infrastructure Levy (CIL).

6. Affordable Housing Statement

- 6.1. The adopted East Hampshire Local Plan Joint Core Strategy June 2014 requires affordable housing to be delivered on all residential development which results in 1 or more additional dwellings (net) as per Policy CP13 Affordable Housing on residential development sites. The policy reads as follows:

CP13 AFFORDABLE HOUSING ON RESIDENTIAL DEVELOPMENT SITES

In order to meet affordable housing needs, all residential development, which results in 1 or more additional dwellings (net), should contribute towards the provision of affordable housing. New residential development will be required to:

- a) provide affordable housing to meet a range of requirements of the local community, including the elderly and those with special or supported needs; and**
- b) provide a range of affordable housing types and sizes.**

The target is for 40% of all new dwellings to be provided as affordable housing. In Whitehill & Bordon the target will be 35% (see Policy CSWB4).

Affordable housing will normally be provided on-site. On smaller sites (4 dwellings or less (net)), where on-site provision is likely to be unsuitable, a financial contribution or off-site provision will be required.

The target number and tenure split of affordable housing will be negotiated on a site-by-site basis, depending on individual site circumstances (e.g. development viability, site surroundings) and affordable housing needs.

The type and size of dwellings, in terms of bedroom numbers, habitable rooms or floorspace will be determined on a site-by-site basis using the most appropriate basis that helps deliver the type and size of affordable units needed, as identified by the Council.

The affordable housing should be fully integrated within the residential development by being dispersed amongst, and indistinguishable from, the market housing. It should be spread randomly throughout the development and be genuinely 'pepper-potted' and not in blocks.

In the South Downs National Park new residential development will be required to maintain a focus on affordable housing provision, and any affordable housing provided should meet the needs of the local communities in the National Park area.

The affordable housing provision will be secured by a planning obligation/legal agreement.

- 6.2. The emerging Local Plan 2036 details requires 40% affordable housing to be sought on all residential development consisting of 11 or more units or which have a combined gross floor area of more than 1,000 square metres. The full draft policy reads as follows:

Policy S6: Affordable housing

S6.1 40% affordable housing will be sought on all residential developments consisting of 11 or more units, or which have a combined gross floor area of more than 1,000 square metres.

S6.2 Affordable housing shall be provided on-site. Only where it can be demonstrated that exceptional circumstances exist will provision off-site be allowed or the payment of a financial contribution made (equivalent in value to it being provided on-site).

S6.3 Commuted sums will also be charged for any fractional number of affordable units to be provided on site. The development of any affordable housing and the calculation of any financial contributions should be in conformity with the details set out in the Planning Contributions and Community Infrastructure Levy SPD (as amended).

S6.4 Of the affordable dwellings provided, the exact tenure mix should be informed by and be compatible with the latest government guidance, the Housing and Employment Development Needs Assessment (HEDNA 2019), any other relevant information (such as housing waiting lists) and be informed by discussion with the Local Planning Authority.

S6.5 This will form the basis of a S106 Agreement to accompany the planning application. However, at least 10% of the affordable housing provision should be available for affordable home ownership.

S6.6 The type and size of dwellings, in terms of bedroom numbers, habitable rooms or floorspace will be determined on a site-by-site basis using the most appropriate information that helps deliver the type and size of affordable units needed, as identified by the Local Planning Authority and in compliance with Policy DM7: Internal space standards.

S6.7 Affordable homes should be dispersed throughout the site, unless there are specific circumstances or benefits that would warrant a different approach. Market and affordable homes on sites should be indistinguishable and achieve the same high-quality design.

- 6.3. Whilst the site layout plan is only illustrative, the scheme complies with both the adopted and emerging policies by achieving up to 22 affordable housing dwellings on site which equates to 40% of the total scheme. The dwellings will meet national space standards and shall be suitably spread across the development site, ensuring there is no material difference in the design and finish of these properties from the market housing.
- 6.4. Due to the application being in outline and the scheme illustrative, a schedule of accommodation for the affordable housing dwellings is not yet available. However, Bargate are keen to work with the Council to ensure a suitable mix, tenure and size of dwelling is designed and built to meet policy and the local affordable housing need which is to be agreed with the Housing Officer as part of the Section 106 negotiations.

7. Statement of Community Involvement

- 7.1. As outlined in Section 3, land at Cottage Farm has held status as Reserve Housing allocation from the 2006 Local Plan Second Review. This plan was initially consulted on for six weeks between May and June 1998 as an issues and options stage called 'Your Area, Your Future'. This informed a plan (known as the First Deposit) published towards the end of 1999 for a further consultation. With the Local Plan Inquiry taking place between 2003 and 2004.
- 7.2. The settlement boundary was amended to include Cottage Farm in the Housing and Employment Allocations 2016 (Part 2 Local Plan). The draft plan was published for public consultation which commenced between 19th December 2014 and 6th February 2015.
- 7.3. The site is now a draft allocation in East Hampshire's emerging Local Plan 2036. A public consultation on this draft plan ran from 5th February to 19th March 2019. This plan included proposals of the site at Policy SA36.
- 7.4. A pre-application meeting was held with Jon Holmes, Principal Planning Officer at East Hampshire District Council on 15th October 2019. Although the scheme which is submitted with this outline application is illustrative, comments received from the pre-application response have been taken into account.
- 7.5. Local residents surrounding the site and the ward members were written to on 9th January 2020 informing an application for up to 60 dwellings was due to be submitted in Outline form and any queries could be directed to Bargate Homes. To date, two residents have called in with questions following this letter to ask for further information which was duly provided.
- 7.6. On 20th January 2020 representatives from Bargate Homes attended the Horndean Parish Council meeting to present the illustrative layout and answer further questions.

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- 7.7. On 20th May 2020 a further written update was provided to Ward Members and the Parish Council informing them of the latest site constraints and layout considerations and confirming that an application was to be submitted imminently.
- 7.8. Should this outline application be permitted, further consultation with immediate residents and the Parish Council is envisaged when preparing a reserved matters application to discuss the detailed design of the scheme.

8. Conclusion

- 8.1. In summary, the outline application proposals comply with the NPPF, East Hampshire adopted local plan and emerging local plan policy. In particular policies SA36, S1 and CP10. The application also complies with Havant Borough Council adopted Local Plan, in particular policies CS17, AL1 and AL2. The illustrative layout plan and accompanying documents submitted with the application show that a high quality housing scheme is proposed here, albeit with a large amount of detail reserved for reserved matters. The proposed scheme will deliver housing, including affordable housing to the local community as well as contribute to existing facilities via the community infrastructure levy and section 106.
- 8.2. The site is within a sustainable location on the edge of existing residential built form, is within the settlement policy boundary and holds status as a reserve housing site and draft allocation site in the emerging local plan.