

16 Selborne Avenue, Havant, PO9 4PX

Design and Access Statement

on behalf of

Mr. Len Sturgess

Detailed Planning Permission is sought for the erection of a new build dwelling and additional vehicular access at 16 Selborne Avenue, Havant, PO9 4PX.

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April 2020 Revision B

Design & Access Statement

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This Design & Access Statement has been prepared in support of a detailed planning application by Len Sturgess for a new dwelling within an existing dwelling's curtilage at 16 Selborne Avenue, Havant, PO9 4PX.

This Design & Access Statement is submitted in support of the application, pursuant to Article 8 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, and should be read in conjunction with the submitted application forms, certificates, plans and supporting documents. The application seeks detailed approval for the erection of one new build dwelling, including additional off-street parking, on land owned by the applicant.

The Application Site and its relationship with the land owned by the applicant is identified on the adjacent aerial photograph.

The purpose of this statement is to assess the site, identify the site context and establish the design principles and influences which inform the proposals.

The approximate area of the Application Site is 0.02 hectares (286 sqm).



Aerial Photograph of the Application Site

Application Site Boundary



1:500@A3



The Application Site

The Application Site incorporates an existing end-of-terrace property (16 Selborne Avenue) and proposes the erection of a new dwelling within the this dwelling's curtilage. The site is located close to the junction of Selborne Avenue with Middle Park Way.

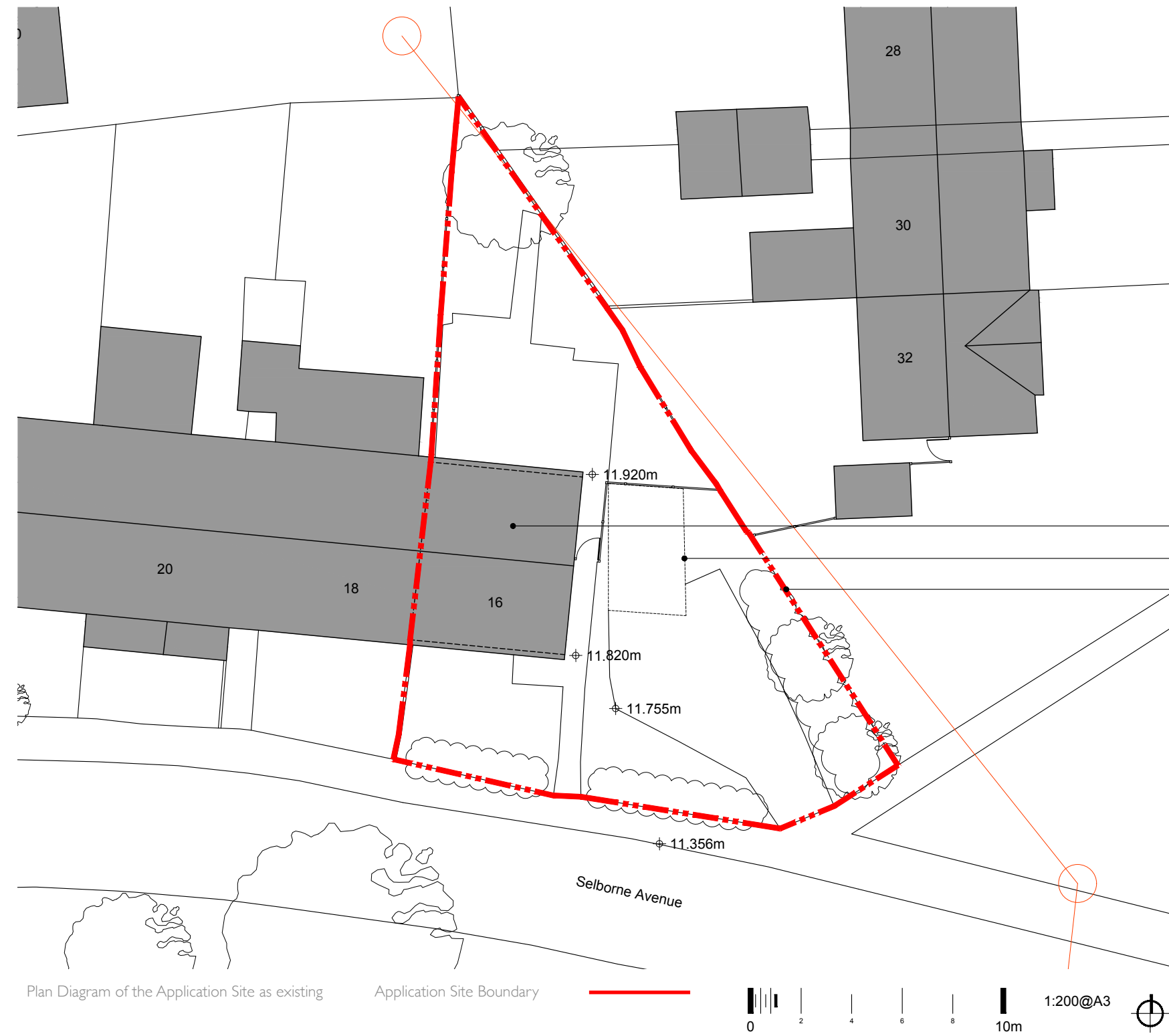
The site is bounded along its Eastern and Southern boundaries by low level hedging. There are also larger trees and shrubs to the Eastern boundary. To the South and West the site is bordered with a combination of close boarded fencing and block wall.

The Application Site is approximately 286 sqm and it is constituted mainly of hardstanding, except for a limited area of lawn adjoining the North boundary. There is a parking space, which this application proposes to replace with a new dwelling.

The new property will be a three bedroom detached house accessed via the existing driveway entrance with parking located on a new area of hardstanding to the East of the proposed dwelling. A new access off Selborne Avenue will be needed, to provide off-street parking for the existing dwelling.

The Application Site lies in the Leigh Park Area (Residential Suburb) for the town of Havant (According to Appendix 1 of Havant Borough Design Guide SPD).

The whole area of the Application Site is located in Flood Zone 3 (high probability of flooding). An appropriate, deliverable and safe development for this site is specified in the Flood Risk Assessment.





Site access - View from Selborne Avenue



16 Selborne Avenue - View along western boundary.



Current parking space - View from Selborne Avenue.



Plot - View along eastern site boundary.



Site access - View along southern site boundary.



Back yard - View along northern boundary.

Character of the Surrounding Area

The application site is part of the extensive Leigh Park Estate, a residential suburb developed predominantly in the 1950s and located North-West of Havant Town Centre. The surrounding area is mostly residential, with two storey houses and a limited number of three storey apartment blocks and flats over retail. There are a number of schools, local shopping parades and small scale business uses in the area.

There is a significant amount of open space, in the form of parks, playing fields, allotments and wide green verges. Trees in the public realm are a notable feature throughout and these add to the quality and distinctiveness of the area. The Hermitage Stream and corridor is another notable feature.

Dwellings immediately surrounding the application site are mainly terraced houses, although the area is dominated by two storey houses as has been mentioned. Although there is no prevailing dwelling style in the area, brick is seen as a common building material (various colours and finishes). It is also possible to find some houses painted in render with predominantly concrete interlocking roof tiles.

The original layout was not designed to accommodate the car for modern use and therefore there is a significant lack of parking. This leads to parking on verges or car dominated streets, which has a negative effect on the streetscene.

Site Location

The Application Site is located on the North side of Selborne Avenue, Havant, at PO9 4PX. Grid references are 505205.8N 05955.4W

This area is readily accessible, with small to medium sized regular plots along sweeping roads. The Hermitage Stream and its corridor is an asset and an attractive landscape feature, providing an accessible pedestrian link to Bedhampton and Havant Town Centre (through Leigh Park). Leigh Park is merely 3 minutes walk from the application site and offers a variety of public pathways for recreational walking.

Bus stops in Purbrook Way, within walking distance from the Application Site, also provide links to Havant Town Centre, where the Train Station is located. Havant train station is served by trains operated by South Western Railway, Southern and Great Western Railway, which collectively offer transportation to London, Brighton, Portsmouth and Southampton.

Havant town centre lies to the South-East of the Application Site. Here can be found local shops and services including several convenience stores, a post office, pharmacy, beauticians, opticians and multiple fast food establishments. Leigh Park district centre, located closer to the east of the application site, also offers a variety of amenities.

The Application Site is well served by the larger town of Portsmouth which lies to the west of the site at a distance of approximately 10.5 km. Portsmouth offers the full range of services and amenities of a substantial city, including primary and secondary schools, doctors, dentists, hospital, solicitors, accountants, banks, restaurants, supermarkets, off-licences, convenience stores, garages, petrol stations, various religious places of worship, etc.



Plan Diagram of the Application Site & surrounding local area

Application Site Boundary

National Planning Policy Framework (NPPF) February 2019 Revision

The NPPF sets out the framework for plan making and decision taking at the local levels and is the foundation for all planning policy within England. The NPPF is a material consideration and is relevant to the determination of this application.

Throughout the NPPF there is the emphasis that there should be a “*presumption in favour of sustainable development*” (on an economic, social and environmental basis). The following excerpts are thought to be relevant to this application.

Paragraph 11 states that development proposals that accord with an up-to-date Development Plan should be approved without delay. Paragraph 11 also notes that “*where the planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer)*”, permission should be granted unless “*any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*”

Paragraph 23 requires local plans to establish “*broad locations for development [which] should be indicated on a key diagram, and land-use designations and allocations identified on a policies map.*”

Paragraph 38 states that “*local authorities should approach decisions on proposed development in a positive and creative way...[working] proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers... should seek to approve applications for sustainable development where possible.*”

Paragraph 59 introduces Section 5 of the NPPF - ‘Delivering a sufficient supply of homes’: “*...it is important that a sufficient amount and variety of land can come forward where it is needed... and that land with permission is developed without unnecessary delay.*”

Paragraph 67 states that local planning authorities should: “*have a clear understanding of the land available in their area through the preparation of a strategic housing and land availability assessment... Planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:*

- *Specific, deliverable sites for years one to five of the plan period; and*
- *Specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.*”

Paragraph 68 notes that “*small and medium sized sites can make an important contribution to meeting the housing requirement of an area... local planning authorities should... support the development of windfall sites through their policies and decisions - giving great weight to the benefits of using suitable sites within existing settlements for homes.*”

Paragraph 87 states “*when considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored.*”

Section 9 ‘Promoting Sustainable Transport’ advocates the pursuit of opportunities to promote walking, cycling and public transport. Paragraph 103 states that

“*...development should be focused on locations which are or can be made more sustainable, through limiting the need to travel and offering a genuine choice of transport modes...*”

Paragraph 118 relates to ‘Making effective use of land’ and “[*promotes*] and [*supports*] the development of under utilised land... if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.”

Paragraph 122 states that “*planning policies and decisions should support development that makes efficient use of land, taking into account... the identified need for different types of housing... and the availability of land suitable for accommodating it.*” Paragraph 123 elaborates “*where there is an existing or anticipated shortage of land for meeting identified housing needs... ensure that developments make optimal use of the potential of each site.*”

Paragraph 124 under ‘Achieving well-designed places’ states that “*good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.*” Paragraph 127 goes on to explain that “*planning policies and decisions should ensure that developments will... add to the overall quality of the area... are visually attractive... are sympathetic to local character and history... maintain a strong sense of place...[and] optimise the potential of the site.*”

Paragraph 131 states that “*In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit with the overall form and layout of their surroundings.*”

Paragraph 155 under ‘Planning and flood risk’ states that “*Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.*”

Although authorities should first apply the sequential test in the selection of appropriate locations for development, to “*steer new development to areas with the lowest risk of flooding*” (paragraph 158), paragraph 159 states that “*if it is not possible for development to be located in zones with a lower risk of flooding... the exception test may have to be applied.*” Paragraph 160 elaborates that the “*application of the exception test should be informed by a... site-specific flood risk assessment... at the application stage. For the exception test to be passed it should be demonstrated that:*

- *the development would provide wider sustainability benefits to the community that outweigh the flood risk; and*
- *the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere...*”

Paragraph 163 explains that a site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. It continues to state that “*development should only be allowed in areas at risk of flooding where, in the light of [the Flood Risk Assessment] (and the sequential and exception tests, as applicable) it can be demonstrated that:*

- within the site, the most vulnerable development is located in areas of lowest flood risk...*
- the development is appropriately flood resistant and resilient;*

- it incorporates sustainable drainage systems...*
- Any residual risk can be safely managed; and*
- safe access and escape routes are included where appropriate.*”

Havant Borough Local Plan 2036

The Havant Borough Local Plan 2036 is due to be adopted, subject to an examination into its legal compliance and soundness by the Secretary of State for Housing, Communities and Local Government. The Strategic Flood Risk Assessment (Havant Local Plan Sites) and Strategic Housing Land Availability Assessment (January 2019) are also relevant to this application.

The Local Plan notes “*a varied selection of housing that meets [people’s] needs*” as a strategic priority which makes up the vision for the future. This vision includes that “*the supply of housing will meet the need for new homes by maximising brownfield regeneration in town centres...*”. The Delivery strategy encourages “*a renewed focus on high density housing in town centres, making use of easily accessible services and public transport... [reducing] the need to travel, leading to more sustainable lower carbon lifestyles... It is proposed that Havant and Waterlooville Town Centres undergo significant change and development with a focus on new residential development.*”

DRI - Delivery of sustainable development
The Local Plan accounts for the provision of sufficient sites to provide 10,231 net new homes across Havant Borough from 2016 to 2036; this includes a buffer of 971 homes. 1,327 windfall sites are included as part of the anticipated supply: “*development of residential garden land, residential redevelopment, commercial redevelopment and conversions for one or more dwellings are harder to anticipate*” but are nevertheless expected.

- E1 - High quality design
“*Planning permission will be granted for development that:*
- *is designed to a high standard, which helps to create places where people want to live, work, visit and enjoy;*
 - *Demonstrates that neighbourhood plans, local design statements... have been taken into account;*
 - *Demonstrates that it:*
 - Responds to, and draws inspiration from its local context...*;
 - Considers characteristics such as height, massing, existing building lines, plot widths and depths and proportions of building features such as windows and doors;*
 - Makes a positive contribution to the overall appearance of the street scene and wider area by use of good quality materials of appropriate scale, profile, finish, colour and durability;*
 - Produces a positive relationship with and between existing and proposed buildings, streets and spaces;*
 - Avoids over-dominance and does not cause unacceptable harm to the amenity of neighbours through overshadowing, massing, the loss of privacy, outlook, overlooking, and through odour, noise or disturbance.*”

- E2 - Health and wellbeing
“*Planning permission will be granted for development proposals that:*
- Promote and facilitate active and healthy lifestyles through good urban design and co-location of community facilities to ensure easy access and encourage linked trips to local services, facilities and the Borough’s environment.*
 - Facilitates easy and safe access to education and employment*”

- E19 - Managing flood risk in new development.
“Planning permission will only be granted where:
- a. the proposal meets the sequential and exception tests as set out in the NPPF;
 - b. the development will be safe over its lifetime without increasing flood risk elsewhere;
 - c. any proposed flood protection, resilience and resistance measures address the specific requirements of the site, and are appropriate to the character and biodiversity of the area;
 - d. opportunities have been explored to reduce flood risk;
 - e. where necessary, appropriate flood warning and evacuation plans are in place; and
 - f. where necessary, a contribution has been made towards any identified flood alleviation schemes.”

Paragraph 5.258 describes that “all development on sites over one hectare in size and located within Flood Zone 1, and all proposals for new developments located in Flood Zones 2 and 3 must be accompanied by a site-specific Flood Risk Assessment. ”

Paragraph 5.261 states that “Development on unallocated sites in Flood Zones 2 and 3 will be resisted. It is, however, acknowledged that if at any time the Council is unable to demonstrate a 5 year housing land supply, sites at risk of flooding may have to be considered.”

Paragraph 5.264 requires “developers to consider ways in which their development can reduce flood risk overall... such benefits [to the wider area around the side] will be a material consideration in the determination of the planning application.”

- E20 - Drainage infrastructure in new development
“Planning permission will only be granted where:
- a. Run-off rates have been reduced to below the pre-development rate, or, if this is not possible, there is no net increase in surface water run-off compared with the pre-development rate
 - b. Drainage systems meet the drainage needs of the development in full over the lifetime of the development and do not increase flood risk elsewhere;
 - c. The drainage strategy incorporates SuDS, unless there is clear evidence that this would be inappropriate;
 - d. Adequate foul water infrastructure is provided which makes connection to the sewerage system at the nearest point of adequate capacity; and
 - e. Any existing sewerage infrastructure is taken into account in site layout, to safeguard future access for maintenance and upsizing purposes.”

- H1 - High quality new homes
“Planning permission will be granted for new homes that meet the following criteria:
- a. New homes are designed to meet appropriate internal space standards to provide sufficient private and/ or communal space for basic daily activities and needs...
- Private outdoor amenity space should be
- e. Of a sufficient and functional size to meet the needs of the likely number of occupants; and
 - f. designed to provide a good level of amenity by maintaining a reasonable degree of separation between the new dwellings and the surrounding properties.”

Strategic Flood Risk Assessment (Local Plan Sites)

This paper aims to provide the evidence to show that flood risk has been fully taken into account in selecting sites for allocation in the Havant Borough Local Plan 2036. The starting point for site allocations was that only those sites where flood risk could be avoided (taking into account the current flood risk and projected future flood risk) should be taken forward; beyond this, the sequential test and the exception tests were applied to sites identified as being affected by flood zones 2 and 3. Where the avoidance of flood risk could not be demonstrated by the sequential approach, further evidence (eg. flood risk assessments from past planning applications) was sought to understand whether other methods could be employed to make the site safe for development; where supported by evidence, sites with a reasonable prospect of delivering safe development were considered appropriate for inclusion in the Local Plan. Where there was insufficient evidence available, sites were not considered unless there was an overriding sustainability reason for their inclusion.

Principle of Development

The site is located in Flood Zone 3, as designated by the Environment Agency's Flood Map for Planning, where there is a presumption against inappropriate development. However the accompanying Flood Risk Assessment explains that the proposed development is acceptable.

This application proposes new residential development close to Leigh Park and Havant town centres, the latter of which is a designated site for further residential development. The application site also offers easy access to local transport services, with pedestrian pathways and bus routes leading into Leigh Park and Havant town centres and their variety of amenities. Bus routes 20, 21, 23 and 37 have stops within 10 minutes walk of the application site, to Portsmouth, Southsea and Petersfield, amongst other destinations. Bus route 37 has a bus stop located within 2 minutes walk of the application site, to Havant town centre and Waterlooville. Nearby Leigh Park (3 minutes walk from the application site) has a variety of public pathways for recreational walking, which also offer access towards Havant town centre. Therefore the location of the proposed dwelling encourages health and wellbeing pursuant to policy E2 of the Local Plan.

This statement proposes that the application site might be considered as a windfall site, as part of the anticipated housing supply for the area, under Policy DRI - Delivery of sustainable development.

In accordance with Policy E1 of the Havant Borough Local Plan (high quality design), the proposed dwelling has been carefully designed to reflect the character of the surrounding area, being of appropriate scale and massing, both within its plot and comparative to the surrounding houses. It is considered to make a positive contribution to the overall appearance of the street scene through the use of good quality materials which reflect the materiality of the surrounding houses. The location of the building within its plot has also been carefully considered, to minimise overshadowing to or overlooking of adjacent properties.

Further to the above, the proposed dwelling has been designed bearing the minimum internal space standards in mind. The new dwelling optimises the potential of the adjacent dwelling's original curtilage (a generous corner site) while still maintaining adequate separation from its surrounding properties. The reduced garden space to 16 Selborne Avenue is comparable with its neighbouring properties, and the proposed dwelling provides outdoor amenity space which is of a sufficient and functional size to meet the needs of the number of occupants.

Given the site's location within Flood Zone 3, in accordance with Policy E19 (managing flood risk in new development), this planning application requires a site specific flood risk assessment. Appropriate design measures have been implemented to reduce the risk of flooding - this includes raising the ground floor level of the property to an appropriate height above flood level. Additionally, the new driveway will have a permeable surface to allow for the infiltration of surface water. This, alongside a smaller area of hardstanding than what is existing, means that less surface water run-off is anticipated with the new development. A sustainable drainage system will allow surface water run-off from the proposed dwelling to drain slowly back into the surrounding soil; soil investigations will be necessary to establish the water table in this area, which should inform an appropriate method of surface water drainage (anticipated to be a soakaway). These mitigating measures are thought to provide flood protection to the dwelling and also to reduce flood risk to the site and its surroundings.

This also relates to Policy E20 - drainage infrastructure in new development. Policy E19 also states that "if at any time the Council is unable to demonstrate a 5 year housing land supply, sites at risk of flooding may have to be considered". Therefore, although the Local Plan currently makes provisions for a five year housing land supply, this site should be considered where it may become apparent that this demand is unlikely to be met. Additionally, windfall sites form a portion of the housing land supply specified by the Local Plan; this application proposes that this site should be considered as a part of that number.

The Strategic Flood Risk Assessment supplement (2013), although now out-of-date, identifies an exception site close to the application site (L16 - Garage Court off Sunwood Road), which is also wholly located within Flood Zone 3, for residential use which is classified as 'more vulnerable'. Thus, there is precedent for sites in a similar location and with the same use classification being approved for development.

Given all the above, this application proposes that the development of land adjacent to and within the site ownership boundary of 16 Selborne Avenue is sustainable since it will contribute towards an identified housing need, while appropriate mitigating measures will ensure that it does not increase the flood risk to the property or its surroundings.

Site Opportunities and Constraints

An evaluation of the opportunities and constraints of the Application Site was carried out prior to the start of the design process. These are summarised as follows:

Opportunities:

- Proximity to a range of shops, services, social and community infrastructure in both Leigh Park and Havant town centres, and further afield in Portsmouth.
- Access to bus and train services.
- Access to public footpaths.
- Potential to encourage alternative modes of transport (other than car).
- Provide a high quality development.
- Provide additional family sized housing for the local market.
- Provide a pattern of development which is in keeping with its surroundings.
- Optimise the potential of an existing property's curtilage to contribute to a local housing need.

Constraints:

- The proposed site is located within Flood Zone 3.
- Existing dwelling 16 Selbourne Avenue
- Neighbour at 32 Overton Crescent.

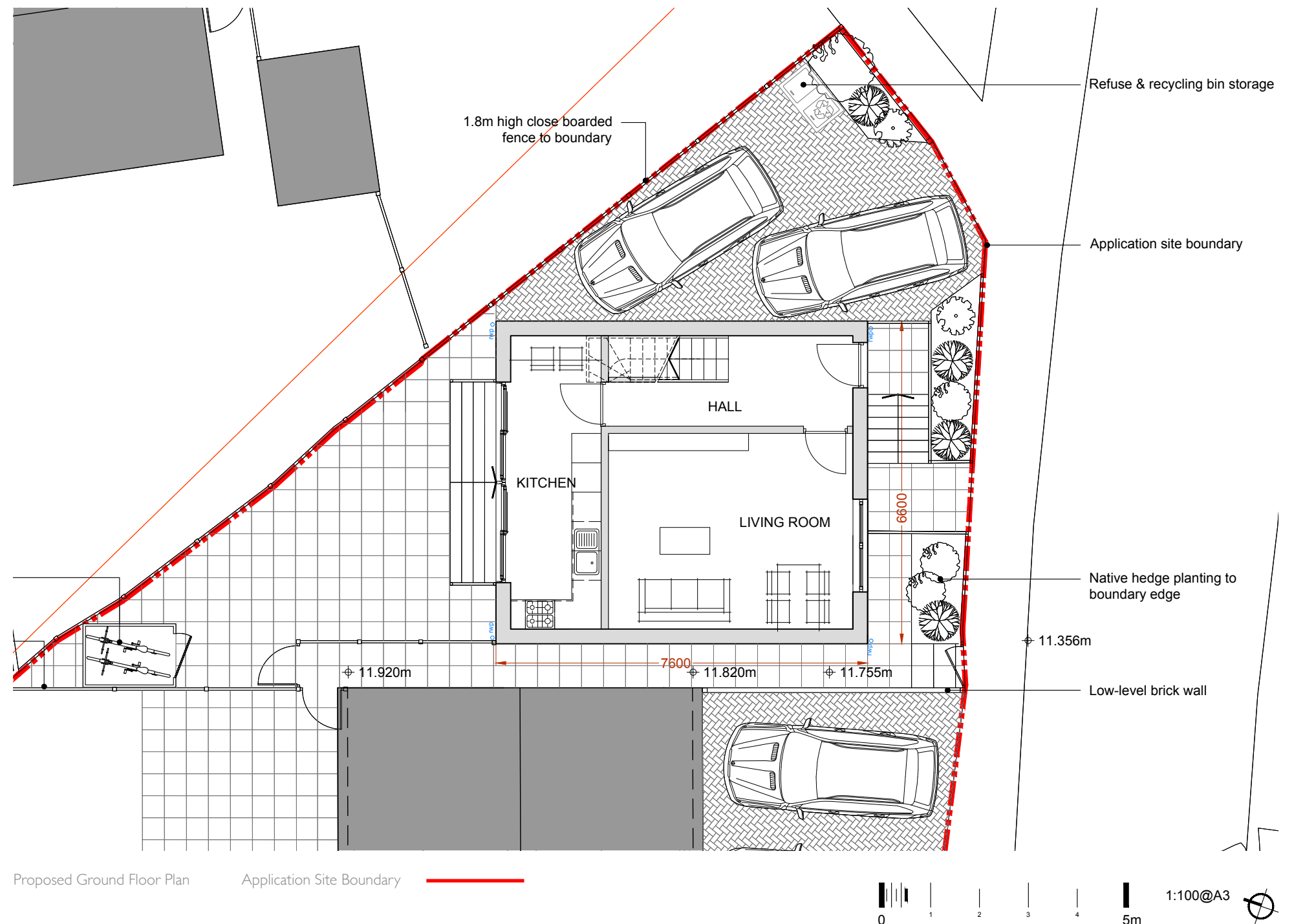
Sustainability Assessment

Although we acknowledge that the application site lies within an area of identified flood risk, this should not automatically bar it from development; rather, the test is whether the development will be sustainable. It is considered that, assessed against the guidance set out in the NPPF, the application site is suitable for residential use, due to:

- its contribution to a local housing need;;
- the design measures which have been incorporated to mitigate flood risk to the property or to its surroundings;
- a high quality design which reflects the character of its surroundings.

Aside from its flood risk designation, there are no other notable constraints that relate to this site.

As noted above, the application site is well served by local infrastructure. The site is accessible by a range of public transport modes, with good access to neighbouring settlements via public rail and bus services. In addition, the majority of local services and amenities in Leigh Park District Centre are located within a 15 minute walk of the application site. Havant Town Centre is a little further, at 30 minutes walk from the application site.



Use of the Site

The Application Site is located within the urban area of Leigh Park, a residential Suburb.

It is proposed that the Application Site be developed with a single, new-build, detached dwelling, adjacent to the existing dwelling, which is in keeping with its setting and results in no loss of amenity for adjacent properties.

It is anticipated that there will be a marginal increase to vehicular movements as a result of the proposal, given that occupancy has been provided for an additional family, including new off-street parking for the existing dwelling. However given that the house is accessed off Selborne Avenue, which serves many other properties in the surrounding residential developments, this is not seen to be a significant or noticeable increase to traffic.

Density of Development

The application proposes one dwelling: a 2 storey, three bedroom house.

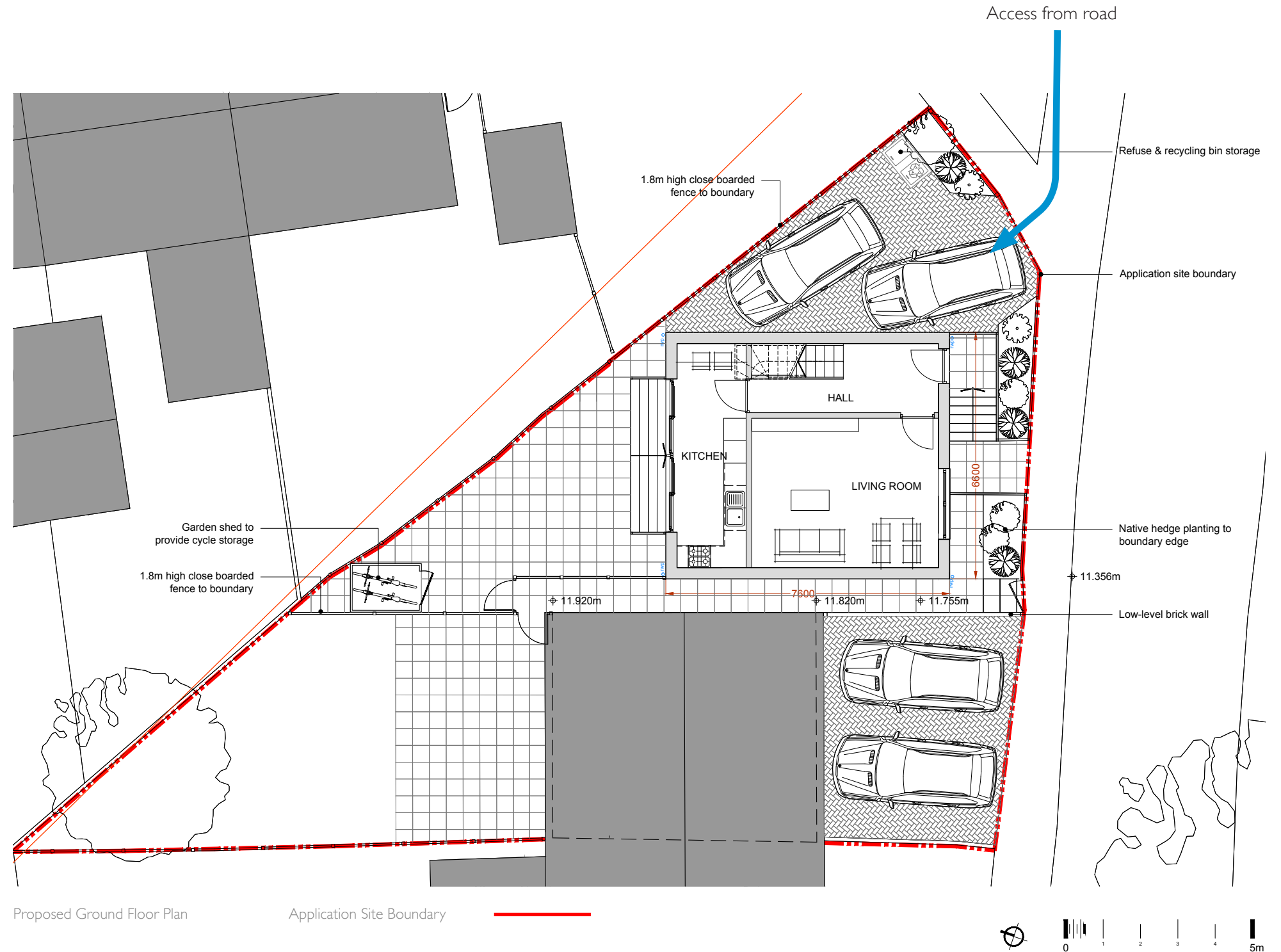
The dwelling will have its own private amenity space, driveway and off-street parking.

Access

The Application Site is accessed off Selborne Avenue, 40m from its junction with Middle Park Way. Bus stops are located 500 metres to the South of the site and 200m to the East.

A new dropped kerb access will need to be provided for 16 Selborne Avenue, while the new proposed dwelling will make use of the existing site access.

A Transport Assessment is not thought to be required as part of this application owing to the proposed site's limited contribution to vehicle movements in the area.



Layout and Scale

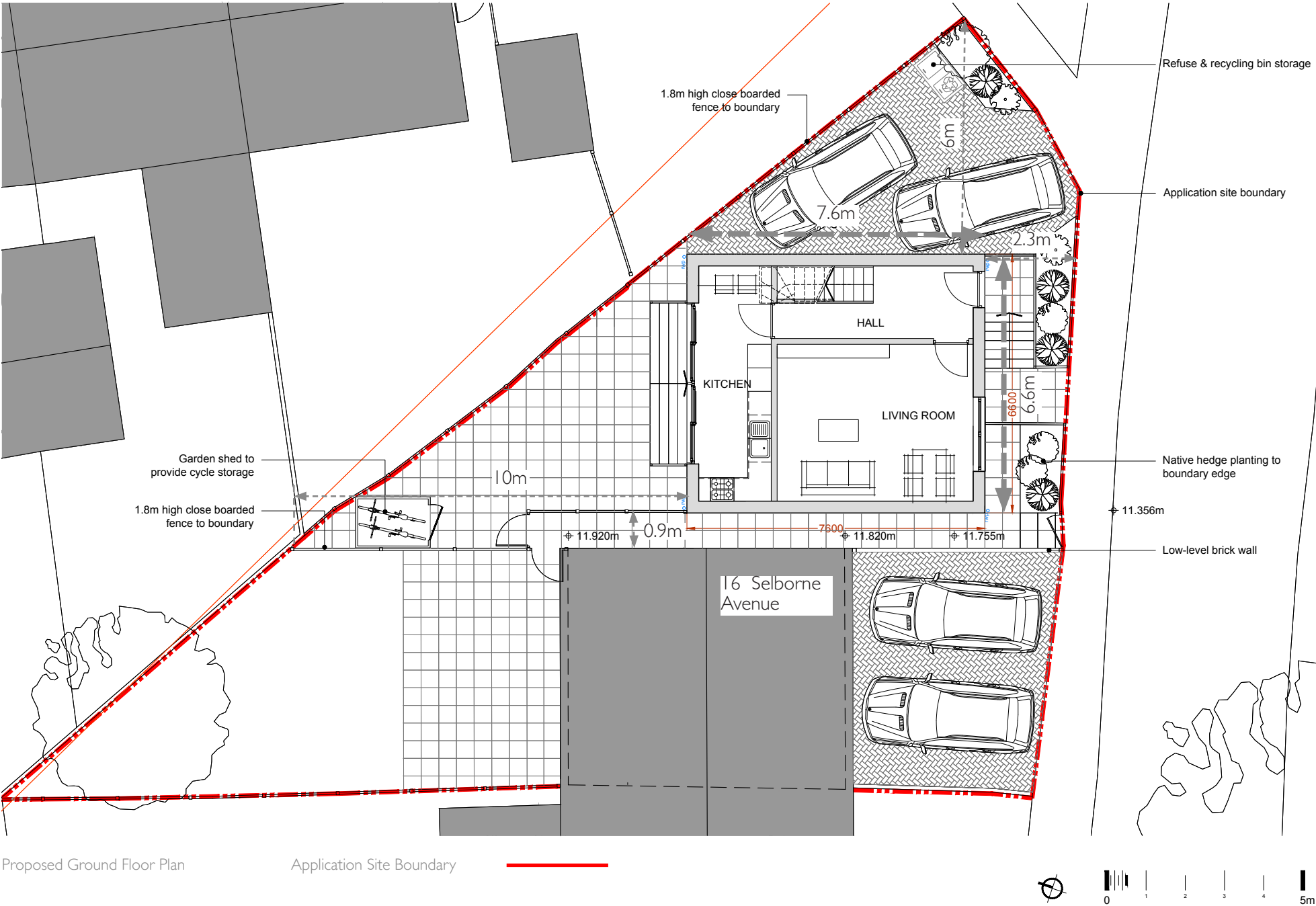
The proposal seeks to ensure no significant harm to the amenity and privacy of neighbouring properties by reason of overlooking or its overshadowing or overpowering effect.

Adequate separation is provided from nearby properties, ensuring that the privacy between the habitable rooms of all properties is maintained. The principal windows of the proposed dwelling are located on the North and South elevations, overlooking Selborne Avenue and the rear garden; no windows are directly opposite windows from any neighbouring property.

The layout aligns the proposed dwelling with the external wall of neighbouring 16 Selborne Avenue, located within the same site ownership boundary, with the principal elevation orientated towards the South and Selborne Avenue. The proposed location within Flood Zone 3 has been considered within this application.

The proposed dwelling is 6.6 metres wide and 7.6 metres long. The proposal has a footprint (Gross External Area) at Ground Floor level of 50.16 sqm.

The scale and massing of the proposed dwelling has been derived from that of other dwellings commonly found in the area in order to provide consistency of development and character. It will not disrupt the amenity of its neighbours or the views from their properties.



Appearance

The hedge planting and close boarded fencing along the North Eastern site boundary will be retained and planted out to provide good screening of the new dwelling.

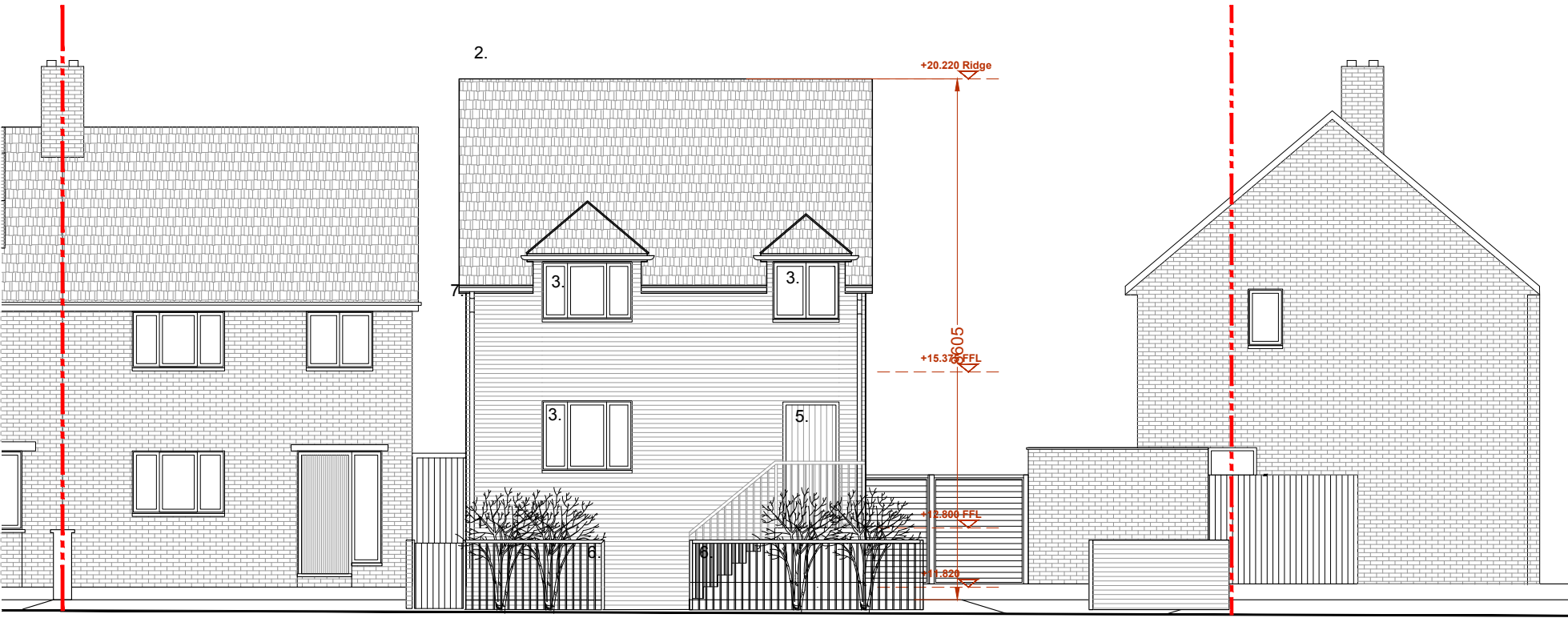
The proposed dwelling’s architectural style has been designed to complement the scale and character of the site context, which contains varied, detached, semi-detached and terraced two-storey dwellings, largely built in the 1950s.

The proposed materials include:

- 1. Clay facing brickwork
- 2. Clay tile roof covering
- 3. Light grey powder coated aluminium framed double glazed windows
- 4. Light grey powder coated aluminium framed double glazed sliding doors
- 5. Grey painted timber door
- 6. Metal balustrade.
- 7. Black plastic rainwater goods
- 8. Black plastic SVP

Secured by Design: Homes 2019

The 2019 edition of Secured by Design: Homes addresses the community safety and security requirements for most types of housing development including individual houses, housing estates and low rise apartment blocks up to a maximum of five stories above ground level. The design and layout and physical security sections of this edition can be applied to both new and refurbished homes, regardless of their existing or future tenure. The proposals have had regard to the design principles advocated by the guidance.



Proposed Front Elevation



Sustainability

Sustainability should be considered as a combination of the following factors:

- Economic Sustainability - social benefits, transport benefits and employment benefits
- Social Sustainability - health & wellbeing, safety, satisfaction, form and space, access, amenity and inclusion
- Environmental Sustainability - air quality, noise, land use, water, ecology & cultural heritage, design & operation and transport
- Natural Resource Conservation - materials, water, energy, land use and waste

Sustainability has to start at the preliminary design stage, to work with a development's surrounding environment and not against it. Consideration must be given to the shape, form, orientation and function of buildings and how they will interact with each other. Carbon, water and waste are clear means by which the sustainability can be measured.

The impact of a building's position, facade materials and size on its energy efficiency must all be considered, followed by how much energy will be needed and how it will be produced.

The use of sustainable resources and materials, together with the management of pollution, waste and recycling, air quality, and waste through construction should all be monitored through method statements.

The environmental effects of the dwelling will be minimised through an ongoing process of assessment and input into the design. As such, the construction and operation of the development has been designed to minimise its environmental effects.

The property will connect to the existing mains foul drainage system.

Refuse and Recycling

Provision will be made within the kitchen for separate storage of refuse and recycling. Bin storage will be provided for outside the property; bins will be moved to the agreed collection point on the day of collection.



Landscape Strategy

The garden area of the new house would be paved with additional boundary hedging, trees and shrubs where appropriate. These would consist of native species.



Developable Area

The primary ambition in arboricultural terms for the development of the Application Site is to retain the existing boundary planting where possible, however the location of the proposed development may result in the removal and replacement of some planting. Infilling will take place where necessary to ensure continuity. This will assist in retaining the existing character of the site and providing environmental benefits, alongside the screening benefits already discussed.

Tree Protection Measures

All retained trees will be protected in accordance with the principles set out in BS5837. The detail of these measures will be specified once the detailed development proposals have been prepared. The positioning of tree protective barriers will be specified separately for any demolition and construction phases of the proposed development.

BS 5837 does not prescribe protection measures for hedges but due notice will be taken of on site and boundary hedges; construction activities including excavations and increases in soil levels will be kept at an appropriate distance away from the hedge plants, where practical to do so.



The Environment Agency Flood Map for Planning (Rivers and Sea) shows that the whole of the application site is classified as Flood Zone 3a (High probability of flooding - 1% Annual Exceedance Probability).

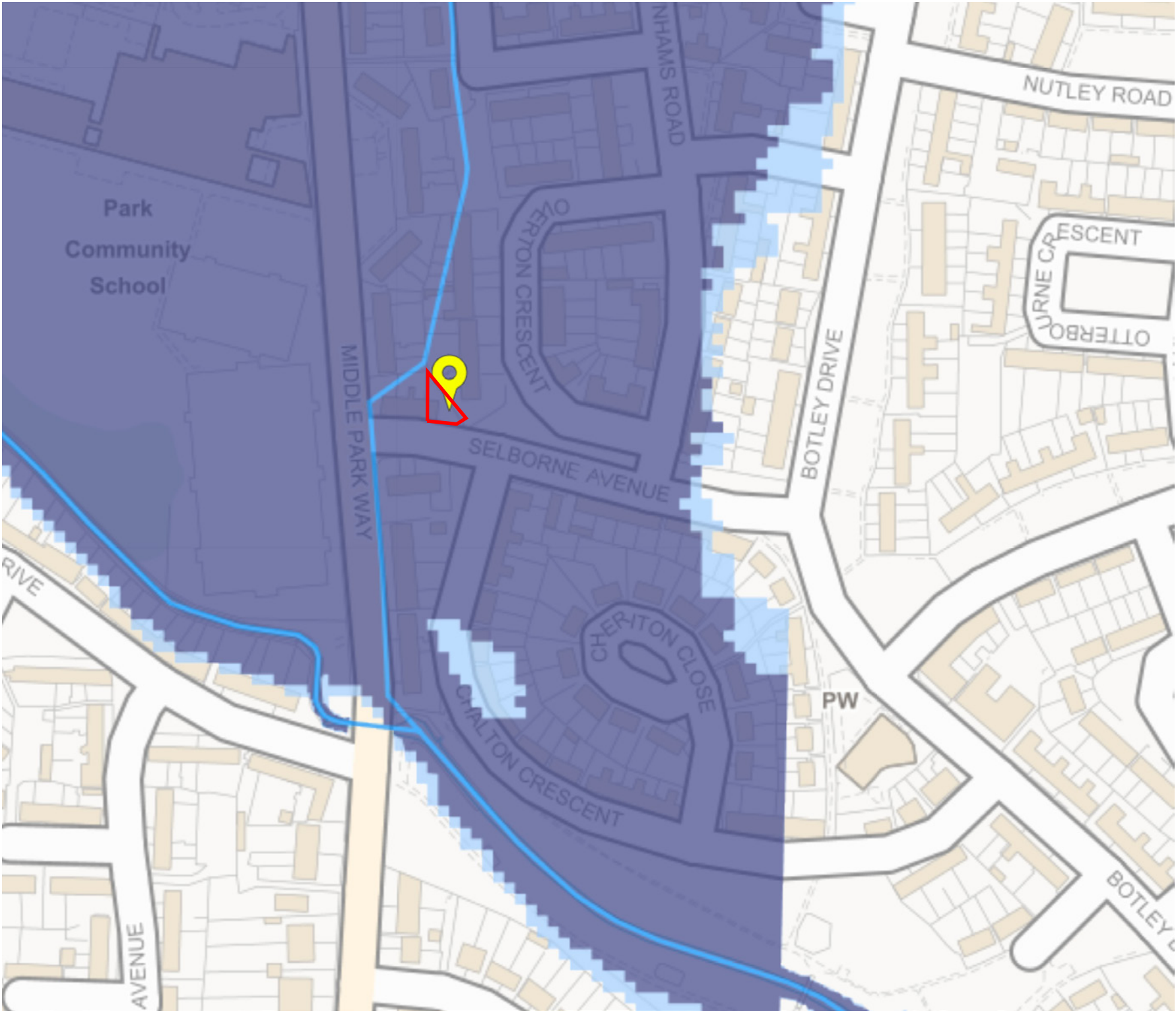
A site specific Flood Risk Assessment accompanies this application. The recommendations of this assessment have been incorporated into the proposed dwelling:

1. As the site is located in Flood Zone 3 and in accordance with Table 3 of the NPPG (2014), a sequential test has been undertaken to compare flood risk at the site with other available sites to find out which has the lowest flood risk.
2. As there is a risk of flooding from fluvial sources, Finished Floor Levels (FFL) of the proposed development have been set to 12.80m AOD, which is 0.3m above the estimated 1 in 100 year plus 105% allowance for climate change flood level of 12.50m AOD.
3. As the site is located within a Fluvial Flood Zone 3 with an increase in building footprint, there is likely to be a decrease in floodplain storage. Therefore, compensatory floodplain storage has been provided in accordance with Section 5 of this report (undercroft).
4. As there is a risk of flooding from groundwater sources and although it is likely that the mitigation measures put in place for fluvial risk will be sufficient for the groundwater flood risk at the Site, specific groundwater measures that have been included are
 - Waterproof tanking of the ground floor;
 - Interceptor drains;
 - Non-return flap valves on the proposed foul and surface water sewer lines.
5. Occupants of the site will be signed up to the EA's flood warning direct service to receive Flood Alerts and Flood Warnings.
6. A Flood Warning and Evacuation Plan will be prepared to ensure persons using the Site can evacuate safely on receipt of a Flood Warning.
7. A Sustainable Drainage Strategy (SuDS) will be developed for the Site, for effective management of surface water run off from the proposed development.

The Site Specific Flood Risk Assessment identified that sequential and exception tests are required. This has been undertaken and accompanies the application.

The site and proposed development is considered to have passed the sequential test.

The proposed development is considered to pass both the first and second parts of the exception test.



Environment Agency Flood Map for Planning (Rivers and Sea)

Application Site Boundary

Conclusion

This proposal has been informed and led by a detailed assessment of the site and surrounding area and the relevant planning policies to ensure the scheme adopts the key themes as stipulated within the NPPF.

The location for the development is sustainable; despite being within Flood Zone 3, mitigating measures ensure that it does not increase flood risk to the property or its surroundings. Additionally, the site's proximity to a shops, services and local amenities in nearby Leigh Park and Havant town centres, and to nearby Leigh Park, ensures that future residents are not car dependant, also encouraging an active lifestyle.

The application site is owned by the applicant. The proposed dwelling optimises the site ownership area, making use of a large corner plot to contribute to a local housing need. The new dwelling is not materially larger than those adjacent. It would be designed to a high standard using quality materials informed by the local context to ensure that the proposal complements the neighbouring properties and reinforces local distinctiveness; it would enhance the character of the site.

The development does not result in any disruption to the amenity of neighbouring dwellings, nor does it present any problem of overlooking. Infilling the existing hedge boundary planting, in front of a close boarded timber fence will insure appropriate screening of private amenity space.

For the reasons stated in this statement it is requested that the Case Officer assessing this proposal looks upon the application favourably.

