



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

FAO: Lewis Oliver

18th October 2018

Dear Mr Oliver,

PLANNING REFERENCE: APP/18/00450

LAND AT FORTY ACRE FARM, BEDHAMPTON, HAVANT

The above planning application was submitted to the Havant Borough Council in May 2018 and since this time external and internal consultation responses have been received. Please find attached a suite of amended plans that address the responses received as well as USB stick with an electronic version. Please also find attached revised Noise and Air Quality Reports. Below are further responses to each consultee.

Planning Policy Officer

It has been acknowledged that the site is allocated with the Local Plan Housing Statement and under the Draft Local Plan (Policy H15) the site is a proposed housing site. It is also acknowledged that the scale of this scheme would not be sufficient to support a convenience store in its own right. In regards to efficient use of land, the Officer has confirmed that the density of development at 41dph would be acceptable.

The Planning Policy Officer questions the loss of the flint cottage. However, the Conservation Officer has raised no objection to the loss of this building, see below.

The provision of a 66 bed care home is also supported as it meets a particular housing need.

HCC Archaeologist

No objection to the proposed development subject to conditions.

Response: This is welcomed.

Housing Officer

The Housing Officer has confirmed that she is happy with the 30% affordable Housing provision. The applicant's proposals do not include provision for any 4 bed Affordable units, however the demand for affordable housing remains high within Havant borough.

Response: The amended plans now provide 4 x 4 bed affordable units (T65) as requested by the Housing Officer.

The location of the development is near to local services, bus transport, retail, medical, and educational, and the proposed should help to create a mixed and well-integrated community.

Response: Noted

The final affordable mix will be agreed with the Council and will form part of the S106 agreement.

Response: Noted

Natural England, HCC Ecologist, HCC

Please see letter dated 05th October 2018 written by WYG Ecology. This responds to the comments made by Rachel Jones, Lead Advisor Solent, Natural England and HCC Ecologist.

HBC Community Infrastructure Officer

It has been confirmed that the development will be subject to CIL. Contributions would not be sought for the GIA of the Nursing Home. Only the existing farm building with a GIA currently in use can be 'credited' against the development. CIL form 2 will be required to be completed and submitted by the developer to allow mandatory social housing relief. The developer may wish to consider phasing the development.

Response: Noted

Principal Conservation Officer

No objection has been raised to the proposed development. The Conservation Officer has confirmed that whilst the existing flint cottage is of some historic merit, it is in a poor state of repair for what appears a long period of time. Part of the roof is open with the rest covered in corrugated steel sheeting which has meant the building has been open to the elements. This has affected some of the flint walls with many areas of structural cracking evident. The consultation response states that the unfortunate demolition of the building appears appropriate.

Response: This is welcomed.

Operation Services Manager

The Operation Services Manager has stated that the new development has to have suitable service roads to accommodate our 26tonne refuse vehicles for waste collection.

Response: The roads are suitable for 26tonne refuse vehicles.

Arboricultural Manager

The Arboricultural Officer has confirmed that the Landscape Masterplan must include high levels of shrub and tree planting as well as other landscape features to enhance the site – newly planted trees must be of a standard size so as to give immediate impact and amenity benefit.

Response: The revised landscape plans confirm that newly planted trees will be of a standard size to give immediate impact. The Arboricultural Method Statement and Tree Protection Plan will be strictly adhered to.

Landscape Officer

It is unclear how the proposed footpath north of the site running parallel to Havant Road will tie into the existing hard landscaping on Westways. The combined hard and soft landscape general arrangement plan drawing no. D2434 L. 120 indicates the footpath finishing north of the carriageway on Westways and onto an area of vegetation, which is not deemed acceptable. This footpath is a key pedestrian link for those traveling west towards Drayton, and needs to be addressed to improve the connectivity. This is particularly important as the footpath is adjacent to the care home, whose users could have some mobility issues.

Response: Additional pedestrian footpaths have been added to the rear parking areas to the north, behind plots 170 and 172, to help facilitate movement for residents who wish to, not only access the central green corridor, but provide an alternative access to their front door besides the back gate/garden. This in turn allows inclusive design, through the opportunity for level access, for wheelchair users and pushchairs etc.

Parking needs to be broken up with soft landscaping, as excessive lines of parking and hard landscaping is not deemed appropriate. As a general rule we will want to soft landscaping introduced every 5 cars to avoid unsightly massing of vehicles.

Response: Parking bays have been assessed site wide. Areas of shrub planting and / or trees have been added between bays, wherever feasible.

The entrance to the site and subsequent initial vistas needs some improvement, at present there seems to be a lack of focal points. High quality detailing of material for the properties framing the access could help to alleviate this issue. Additionally, the soft landscaping scheme should help to frame views and add focal viewpoints.

Response: Proposed trees along the boundary with Havant Road will provide a green framework for the site and will bolster the existing east – west green corridor. Feature trees have been added at the junctions of the site access roads with Havant Road. These ‘gateway’ trees have been positioned symmetrically and bulb planting underneath the canopy will contribute to the sense of arrival and provide seasonal interest. Feature trees are additionally positioned at the ends of key vistas, where the streetscene joins the parkland. Additional planting is proposed wherever feasible.

The rear access parking area at the north of the site (Plots 157 – 181) is not deemed acceptable. The lack of hard surfaced pedestrian links from the car parking area to the front door of the properties creates a number of practical issues for all users and particularly disabled users and those with push chairs.

Response: A footpath connection has been added from the parking court to the pedestrian route to the east. Additionally, direct access from the parking courts through rear gardens to the dwellings is illustrated.

The central linear park lacks clarity as to whether it is solely for pedestrians or whether it is a shared surface. Drawing no. D2434 L.121 proposes both pedestrian and vehicular tarmac, which confuses the design intent. The development proposals suggest safe pedestrian routes connecting north and south and as such measure should be implemented to ensure that this is a non-vehicular route. We want to see interventions that stop vehicles from driving down this pedestrian route, such as bollards.

Response: The central linear green space will be a pedestrian and cycle route only. It has always been the intention to provide emergency vehicles and fire tenders within these areas if required, hence the tracking requirement, however the layout now proposes the intervention of bollards at key junctions to prevent any ambiguity from residents and visitors alike. The central linear park has been amended to include a block paved pedestrian route.

It is noted that the informal kickabout space has a relatively small area in relation to the amount of open space available south of the development. This has the potential to cause a tension between people playing sport and those using the picnic area and the play area.

Response: The kickabout space has been relocated beyond the proposed woodland glade, therefore avoiding potential conflict of users.

There is no parking provided to the allotments.

Response: Parking added to the north and northeast of the allotments, to reflect the architect's masterplan.

The submitted combined hard and soft landscape general arrangement plans do not sufficiently identify individual species within the planting plan. The plant schedule does indicate what is intended but we need to see what plants are going where and the number and densities of species.

Response: The GA's have been prepared to illustrate the locations of different planting types. A planting plan can be prepared to discharge the planning condition.

The site is adjacent to a SINC and SSSI as such we would want to see all the trees to be native UK species. As such all non-native species need to be omitted and replaced with UK native species.

Response: All trees listed are native, with the exception of two of the feature trees – Liquidamber styraciflua and Ginkgo biloba. These trees have been selected to provide seasonal interest within the streetscene and will be suitable with the semi-coastal conditions. Natural England and the HCC Ecologist have not raised this issue.

The number of proposed trees to be planted within the landscape buffer separating Havant road and the development is not deemed sufficient to help soften views onto the development. As such we need to see more native trees to help mitigate the visual impact of the site.

Response: Additional trees are now proposed along Havant Road.

There is a lack of tree planting within the streetscape, there are a number of large areas of amenity grassland which has enough space to support trees. A number of areas propose specimen shrubs which could be used for legacy trees to soften the vernacular.

Response: Additional trees and specimen shrubs added where feasible, considering NHBC Chapter 4.2.

The 1.8m metal fence that runs parallel to the footpath around the habitat mitigation zone should have buffer planting to help soften the metal fence into the landscape. This will improve the experience when walking around the habitat mitigation zone.

Response: Hedge and grass verge is now proposed to the public facing side of the stock proof fencing. The footpath has also been set further away from the fence line to provide greater separation between dog walkers and birds. (See Drawing No. D2434-L124 Rev 01 and D2434-L125 Rev 01).

Additional tree planting around some of the picnic benches is recommended to offer dappled shade and a place to shade from the sun.

Response: Trees added within the picnic area. (See Drawing No. D2434-L128 Rev 04)

The proposed footpath (Drawing no. D2434 L. 121 / L. 122) north of the site running west/east has been presumably widened to allow emergency vehicles to service those properties fronting onto Havant road. We are concerned that this will be used as an access road and as such bollards should be implemented to control traffic.

Response: Removable bollards illustrated to prevent vehicular access (except in emergencies).

All properties who have rear access car parking need to have a hard-surfaced footpath to connect to the front of the property. Failure to provide this has the potential to lead to informal footpaths within desire lines and/or force users into the carriageway.

Response: As set out on architects plan, additional footpaths added within the public realm. Dwellings to have paths within rear gardens which connect parking courts with front and back doors.

The use of block paving north of properties 122, 107, 214 and 215 is not deemed acceptable. The hierarchy of hard surfacing suggests that areas of block paving are for parking. Should vehicles park in this area it will reduce the reversing space for the car parking directly north of the block paved area to below 6m and therefore they will not have sufficient room to manoeuvre their vehicle from their parking bay.

Response: Layout of block paving in this area amended and simplified to address comments.

The rationale to stop the footway between plot 120 and 218 is unclear and is not deemed acceptable. At present the layout is forcing pedestrians onto the carriageway which has 2 no. pinch points which caused by the soft landscaping. We want to see a footway that connects west/east to allow pedestrians to safely manoeuvre through the site.

Response: Layout amended to address comments.

We are concerned that the areas of reinforced geo grid (north of plots 268/277, south of plots 301/302) which are assumedly designed as turning points for vehicles will be used as additional parking.

Response: Signage stating 'no parking – emergency vehicles only' to be positioned where geo grid is used.

Further Amendments

- The surface material adjacent plots 107 and 122 and 214-215 has been amended to show 'Pavement Type PT3 Private Drives Herringbone Pattern – Brindle' on the materials plan so that it is legible and consistent with other private shared spaces within the development.
- Pedestrians have been provided with safe passage in the areas between plots 120 and 218 either by means of an adopted footpath or via a 3.8m wide emergency/pedestrian link.
- Parking arrangements throughout the scheme have been amended so that soft landscaping is introduced every 5 cars or so, to help the 'greening' of the street scene.

Sports England

Sports England have acknowledged that it would not be appropriate to seek a S106 Contribution towards sport and recreation provision.

Response: Noted.

NHS (Clinical Commissioning Group)

The South Eastern Hampshire CCG will be looking for a contribution of £55,600 of planning gain for health. South Eastern Hampshire CCG identifies multiple practices could be impacted by this development in both our CCG area, and neighbouring Portsmouth CCG areas. Therefore we request that funding be made available from developer contributions to enable those practices impacted, to make suitable building adaptations to facilitate this growth.

Comment: Noted. This will be covered within the S106 Agreement, however full justification will be required to ensure it is CIL compliant.

Environmental Health

The Environmental Health Officer has confirmed that the development near the gas pipeline is acceptable.

Comment: Noted.

It is also confirmed that they are satisfied that the extensive use of surface-conveyance & storage SuD's will provide more than the minimum required pollution attenuation & treatment capacity. It is also noted that the detailed maintenance plan (landscape) includes comprehensive provision for SuD's. On this basis there are no material concerns.

Comment: This is welcomed.

In regards to the transport statement, the Environmental Officer agrees that the "development + mitigation proposals" scenario does not represent a severe highway impact (i.e. not being one qualitatively likely to lead to disproportionate air quality impacts).

Comment: Noted.

A question is raised regarding the functionality of the chimneys.

Comment: These are GRP chimneys and are not functional and are purely a design feature.

The Environmental Health Officer has raised no objection on Air Quality.

Comment: Noted.

In regards to contamination, no objection subject to conditions.

Comment: Noted.

SGN

The location of the high pressure mains has been surveyed and highlighted on the plans submitted to the Council and referred to in the Utilities Statement. There is no proposed new build development or raising of land over the existing high pressure mains.

Police and Crime Commissioner

The Crime Prevention Design Advisor has stated that allotments should be enclosed within a boundary treatment at least 1.8m high, the boundary treatment should be visually permeable, perhaps hoop topped railings. Gates within the boundary treatment should be of a similar height and construction to the adjacent boundary treatment, they should be fitted with a locking mechanism that provides for authorised access only. Care should be taken during the construction of the gates to ensure that locks and bolts etc. do not create handholds and footholds that facilitate climbing the gates.

Comment: The allotments will be enclosed by a 1.8m high fence for security. A gate will be provided with a secure lock to allow allotment holders access to the allotments.

The plan for the generic cycle store shows a double door, such doors reduce the security of the store. To reduce the opportunities for crime, the cycle stores should be fitted with a robust single door, fitted with a lock that provides for authorised access only, and with keyless exit. Internally the store should be fitted with cycle anchor points and lights.

Comment: The cycle stores will be fitted with a robust door with a pad lock. Residents of the apartments will be provided with a code.

Building Control

Bin storage for each plot to be clarified.

Comment: A bin and cycle store plan has been submitted in support of the application. Bin storey will be provide for every residential dwelling in accordance with policy.

A public surface water drain runs through the site. Consultation with Southern Water will be needed.

Comment: Southern Water has been consulted on the application and have raised no objection.

Langstone Harbour Board

Langstone Harbour Board have objected to the application because of the impact on birds listed under the SPA designation and because the proposal is contrary to the objectives for land use and management contained in the Langstone Harbour Management Plan.

Comment: A Winter Bird Mitigation Strategy has been submitted in support of the application. Part of the site is identified as a Primary Support Area for brent geese under Policy E17 of the Draft Havant Local Plan. This has long been identified as the proposed mitigation for this development, including discussions with the Hampshire County Council Ecology team. It is considered that enhancement of this area, followed by appropriate management, will increase the value of the Primary Support Site (as a minimum) and adequately mitigate any adverse effects as a result of the proposed development. See letter prepared by WYG Ecology providing further clarification on ecological matters.

Environment Agency (EA)

The EA has not raised any objection and have proposed a planning condition relating to the FRA in terms of raising existing ground levels to 4.4m and finished floor levels to be set no lower than 4.7m as per the RCP FRA report (April 2018).

Southern Water

Southern Water make reference to the existence of their existing assets within the site and proposed minimum easements either side of the pipework and request that the exact position of the surface water sewer be determined on site.

In terms of foul water capacity, Southern Water have advised that there is an increased risk of flooding unless network reinforcement is carried out and thus requested that a pre-occupation condition is applied to the development to ensure that occupation is not permitted until the Local Planning Authority is satisfied in consultation with Southern Water that there is adequate capacity to serve the development. They have proposed that the occupation of the development is to be phased and co-ordinated to align with the delivery of the sewerage infrastructure.

This pre-occupation condition is not acceptable and Southern Water should not be seeking to use the planning system to potentially mitigate delays in future upgrades to their network. As such we would propose to provide Southern Water a programme of proposed occupations prior to planning approval be granted and for Southern Water to be re-consulted on this programme to ensure commitment from Southern Water on the delivery of the offsite reinforcement works through an agreed programme with Barratt Homes.

Regarding the surface water, Southern Water have provided comment regarding the proposed discharge of surface water from the onsite SuDS systems to the public surface water network; furthermore they have requested a pre-commencement condition requiring the that details for the means of foul and surface water disposal are submitted and approved in consultation with themselves. In requiring a pre-commencement condition to formally consult specifically with Southern Water could inadvertently prejudice competition for new providers for the bulk wastewater and surface water adoption through new NAV Agreements. As such we would advise that such condition should not make specific reference to Southern Water but rather to the proposed Sewerage Adopting Authority thus allowing effective competition in connections.

Please see attached Drainage Strategy drawings and an Exceedance Flow Layout Plan for information.

Portsmouth Water

In terms of surface and foul water drainage proposals, Portsmouth Water have requested details of methods and materials to be used for construction to be provided for comment once available. The onsite foul water drainage will be designed and constructed to adoptable standards (Sewers for Adoption) and Part H of the building regulations.

East Solent Coastal Partnership (ESCP)

ESCP have not raised any objection to the proposal. They have provided comment on the application of the sequential test and exception test to the site. They have also recommended that all occupants of the site sign up to the Environment Agency's Flood Warning Service and that further flood resistance and resilience measures be incorporated into the detailed design and construction of the development, where practical to do so.

In terms of the application of the exception test for the site, the site specific FRA addresses the risk of flooding to the future development and has provided mitigation through wholesale raising of the plot levels above the peak tidal flood level with allowance for climate change. By raising the plots and roads above the flood levels, this provides a flood resilient design and safe access and egress to all future occupants to and from the site in the event of a 1 in 200 year tidal event.

Hampshire Fire and Rescue Services (HFRS)

The HFRS has provided comment relating to access for firefighting, that access for the Fire Services Appliances should be in accordance with Approved Document B5 of the building regulations. We can advise that the layout has been tracked to provide access in accordance with Document B5 as per submitted tracking drawing BSO-E4519-013.

Hampshire County Council Public Service

An Affordable Housing Statement has been submitted in support of the application. The affordable housing will be tenure blind and indistinguishable from the private. The Council currently does not have a policy requiring Lifetime Homes Standards and as such the houses do not meet these requirements.

A Travel Plan has been submitted in support of the application and this has proposed indicative Travel Plan targets and measures that have been based on modal splits calculated from 2011 Census data. The overall aim of the Travel Plan would be to decrease single occupancy vehicle trips by 5%

over the course of 5 years. Whilst targets have not been specifically set for the care home element, a Travel Plan Co-ordinator would be identified who would promote sustainable travel options to residents, staff and visitors.

The Highway consultation responses will be dealt with separately due to ongoing discussions with HCC Highways and Highway England.

Please see attached a 'schedule of the plans and report's' that identify which plans are to be superseded and those that remain as submitted. I hope that the revised plans now addresses the consultation responses received. If you have any queries then please do not hesitate to contact me.

Yours sincerely,

Aaron Wright
Planning Manager
Barratt David Wilson Homes