

Project Name:	71 Hooks Farm Way, Havant
Document Reference:	020.0426/TN/1
Document Name:	Transport Note
Prepared By:	Shaan Novitzki (December 2018)
Checked By:	Mark Smith (December 2018)
Approved By:	Mark Smith (December 2018)

Disclaimer

This document has been prepared in accordance with the scope of Paul Basham Associates Ltd's appointment with its client and is subject to the terms of that appointment. It is addressed to and for the sole use and reliance of Paul Basham Associates clients. Paul Basham Associates accepts no liability for any use of this document other than by its client and only for the purposes, stated in the document, for which it was prepared and provided. No person other than the client may copy (in whole or in part), use or rely on the contents of this document, without the prior written permission of a Director of Paul Basham Associates. Any advice, opinions, or recommendations within this document should be read and relied upon only in the context of the document as a whole. The contents of this document are not to be construed as providing legal, business or tax advice or opinion.

© Paul Basham Associates Limited 2018

1. INTRODUCTION

- 1.1 This Transport Note (TN) has been prepared by Paul Basham Associates on behalf of Clausentum Homes to support the development of one residential dwelling at 71 Hooks Farm Way, Havant. The site location is shown in **Figure 1**.

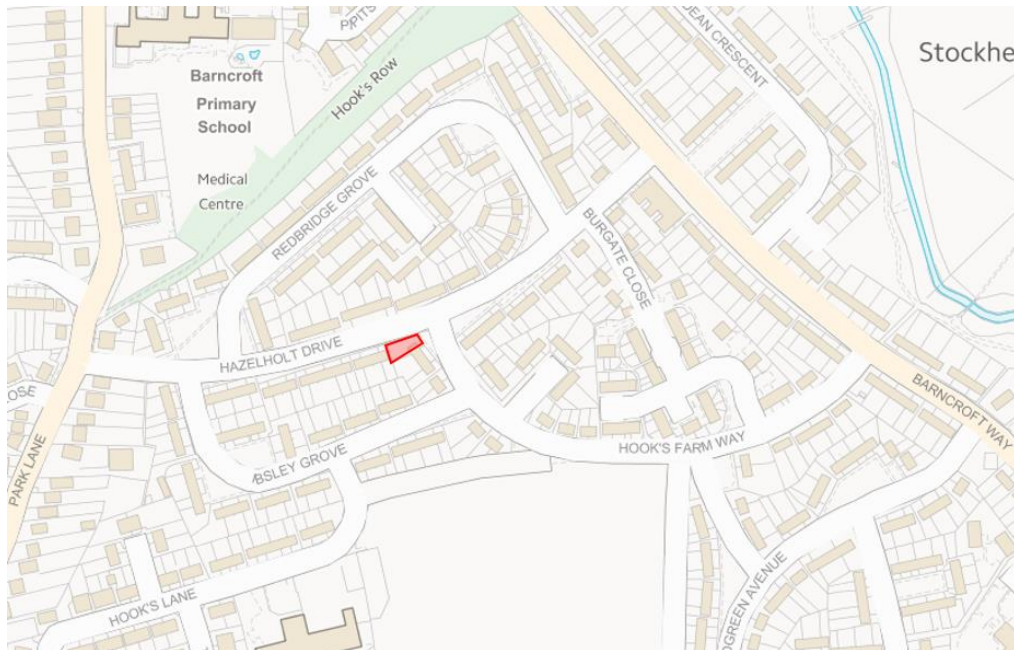


Figure 1: Site Location

- 1.2 In September 2018, a pre-application enquiry was submitted to Havant Borough Council (HBC) (application reference: GEN/18/00843). At this stage the site proposed the development of a two bedroom dwelling and a new driveway onto Hazeltown Drive. Whilst the highways officer was not consulted as part of this pre-application, concerns were raised by the planning officer with regard to parking capacity on street and the loss of an existing

informal space (in the front garden of Number 71). It was therefore requested that parking surveys be undertaken in accordance with HBC's Parking SPD. The feedback received from HBC is attached as **Appendix A** for reference.

- 1.3 Since the pre-application feedback the site proposals have been amended. This application proposes the development of a two bedroom terraced residential dwelling to the east of 71 Hooks Farm Way. The proposed dwelling would not be provided with off-street parking. The proposed site layout is attached as **Appendix B**.
- 1.4 In accordance with HBC's Parking SPD (July 2016), parking surveys have been undertaken for one week including both weekends. As the SPD does not identify specific times or the scope of the surveys, further discussions were undertaken with HBC's planning officer in October 2018 to agree the times and scope of the parking surveys. The liaison between the planning officer and Paul Basham Associates is attached as **Appendix C** for reference.
- 1.5 This TN will discuss existing conditions, site accessibility, development proposals, servicing arrangements, parking provision and results of the parking surveys before drawing conclusions.

2. EXISTING CONDITIONS AND SITE ACCESSIBILITY

- 2.1 The application site is located c.2.5km to the north west of Havant, to the immediate west of the junction between Hooks Farm Way and Hazelholt Drive. The site is located within a well-established residential area and is surrounded by residential dwellings on all sides.
- 2.2 The site currently comprises of an end of terrace residential dwelling (71 Hooks Farm way) and a large front and rear garden. No formal off-street parking is provided for the existing residential dwelling however, it should be noted that currently residents of the existing dwelling park informally on the front garden.

Local Road and Pedestrian Network

- 2.3 Hooks Farm Way is a residential road, which facilitates access to numerous residential dwellings. The carriageway is subject to a 30mph speed limit and has a width of c.5m. The majority of residential dwellings which front onto Hooks Farm Way are not provided with formal off-street parking and therefore parking laybys and on-street parking spaces are provided to facilitate residents/visitors. The carriageway and associated parking spaces/laybys are not subject to any restrictions.
- 2.4 As is typical of residential areas Hooks Way Farm benefits from continuous footways on both sides of the carriageway. These measure circa 2m wide and provide access to residential dwellings and areas of public open space. To facilitate the safe crossing of pedestrians dropped kerbs are provided.
- 2.5 To the east of the site Hooks Farm Way forms a priority junction onto Hazelholt Drive. Hazelholt Drive runs east to west and the carriageway measures 6m wide and is subject to a 30mph speed limit. To the east Hazelholt Drive provides access to Barncroft Way which in turn facilitates access to Havant Town Centre. To the west Hazelholt Drive connects onto Park Lane which provides access into local amenities within Bedhampton.
- 2.6 A number of residential properties which front onto Hazelholt Drive are not provided with off-street parking and therefore the carriageway is subject to on-street parking. The majority of spaces provided along the carriageway are not formalised or subject to any parking restrictions. It should however be noted that a number of formal on-street disabled spaces are provided.

- 2.7 Hazelholt Drive benefits from continuous footways on both sides of the carriageway. These have a minimum width of 1.5m and also facilitate access to residential dwellings, local amenities and areas of public open space. The footways on Hazelholt Drive are facilitated by dropped kerbs.

Local Cycle Network

- 2.8 Whilst no formal cycle routes are provided on Hooks Farm Way or Hazelholt Drive given the residential, low trafficked nature of the surrounding highway network carriageway it is considered suitable for cyclists to be present on the carriageway. The highway network is of sufficient width to allow a car to pass a cyclist safely.
- 2.9 Approximately 640m to the east, a footway/cycleway is accessible from Barncroft Way. This is a traffic free route for cyclists and provides access to local amenities. The location of this route is shown in **Figure 2**.

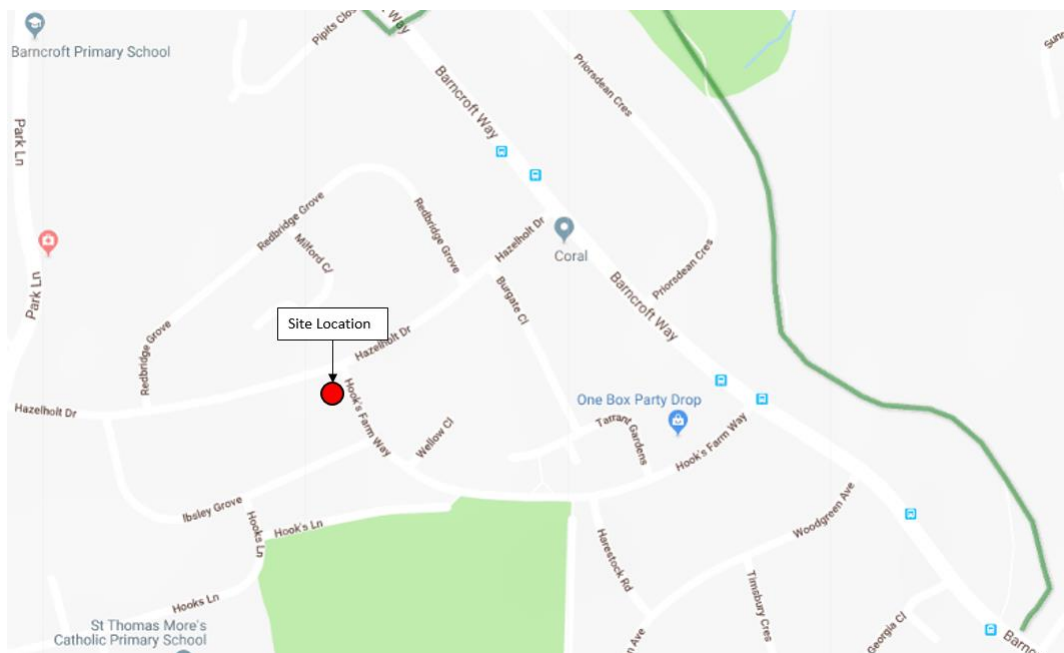


Figure 2: Local Cycle Network

Local Bus Network

- 2.10 The nearest northbound/southbound bus stops are located on Barncroft Way and are accessible via a 2 minute walk to the east of the site. These bus stops are facilitated by shelters, flag poles, timetable information and demarcated laybys. Further bus stops are also accessible on Park Lane to the west via a 4 minute walk. Local bus services are summarised in **Table 1**.

Service	Operator	Route	Frequency		
			Monday to Friday	Saturday	Sunday
21	Stagecoach	Portsmouth - Havant	Every 30 minutes	Every 30 minutes	N/A
23	Stagecoach	Southsea - Leigh Park	Every 10 minutes	Every 10 minutes	Every 20 minutes
27	First	Emsworth - Rowlands Castle	Every 2 hours	Every 2 hours	N/A
37	Stagecoach	Havant - Petersfield	Once an hour	Once an hour	N/A

Table 1: Local Bus Services

- 2.11 The bus services accessible within the site vicinity provide access to destinations of Emsworth, Leigh Park, Portsmouth, Havant, Petersfield, Rowlands Castle and Southsea. Amenities in Havant are accessible via 4 stops on the Number 23 bus service.

Local Rail Services

- 2.12 Bedhampton Rail Station is located c.1.1km to the south of the site and is accessible via a 14 minute walk or 4 minute cycle. This station benefits from 20 cycle parking spaces, CCTV, customer help points and ticket machines. Services to London Waterloo, Fratton and Littlehampton operate once hour on average, whilst services to Portsmouth & Southsea from this station operate twice an hour. Journeys into London Waterloo last approximately 1 hour 35 minutes whilst journeys to Portsmouth last c.15 minutes.
- 2.13 In addition, Havant Rail Station is accessible to the south east of the site via a 7 minute cycle and offers services to Brighton, London Victoria and Southampton Central.

Site Accessibility

- 2.14 A local parade of shops are accessible on Barncroft Way via a 3 minute walk to the east of the site. The local parade includes a betting shop, off-licence, fish & chip shop, a Chinese takeaway and a tool shop. In addition, a number of local services are accessible on Park Lane including a Medical Centre which is accessible via a 4 minute walk.
- 2.15 St Thomas More's Catholic Primary school is accessible via a 3m walk to the south of the site. The site is also within close proximity to Barncroft Primary School which is accessible via a 7 minute walk to the north.

- 2.16 A wider array of services and amenities are accessible within Havant Town Centre. Havant Town Centre is accessible via 4 stops on the Number 23 bus service or a 7 minute cycle. Amenities within the Town Centre include a train station, bus stops, pharmacies, supermarkets, eateries, banks, car parks and number of retail stores.

Summary

- 2.17 The site is located within a well established residential area in close proximity to local amenities and public transport services. The site therefore presents good opportunity to create a sustainable development, with residents and visitors able to utilise sustainable travel modes such as walking, cycling and public transport when accessing services in the local area.

Personal Injury Accident Data

- 2.18 Personal Injury Accident (PIA) data has been obtained for a period of 3 years from 2015 to 2017. This indicates that there have been no accidents on Hooks Farm Way or at the junction between Hazelholt Drive and Hooks Farm Way. It is therefore not considered that the proposed development would have an impact on the safety conditions and operation of the surrounding highways network.

3. DEVELOPMENT PROPOSALS

- 3.1 The site proposes the development of a two bedroom terraced house adjacent to 71 Hooks Farm Way. No parking is proposed on-site, with the existing residential dwelling to be retained. The proposed internal plans are attached as **Appendix B**.

Access Arrangements

- 3.2 The site would be accessed from the existing footway on Hooks Farm Way. A path would be provided from the front entrance of the proposed dwelling to facilitate pedestrian access.

Servicing Arrangements

- 3.3 The site would be serviced from the carriageway of Hook Farm Way, in line with the existing servicing arrangements for 71 Hooks Farm Way. Refuse collection would be undertaken in line with the bin carry distances outlined in Manual for Streets (MfS) guidance.
- 3.4 In accordance with Building Regulations (Part M) a fire tender is able to be within 45m of the proposed dwelling from Hooks Farm Way and Hazelholt Drive.

Cycle Parking

- 3.5 HBC's Parking SPD states that 2 long stay cycle parking spaces should be provided for two bedroom residential dwellings. The site would provide 2 cycle parking spaces within the curtilage.

4. PARKING PROVISION AND PARKING SURVEY RESULTS

- 4.1 HBC's Parking SPD (July 2016) identifies minimum allocated and unallocated/communal car parking standards for residential developments. This states that for a 2 bedroom residential dwelling 2 allocated or 1.3 unallocated spaces would be required. The standards state that if a developer wishes to use on-street capacity then parking surveys should be undertaken to identify the current level of capacity available within the vicinity of the site.
- 4.2 As previously mentioned, the development does not propose that any car parking is provided on-site. Whilst it is anticipated that site occupants are likely to travel via sustainable modes, parking surveys have been undertaken to ensure that the proposed development would not have an adverse impact on on-street parking conditions. In line with HBC's Parking SPD the proposed dwelling could have the demand for 2 vehicles parking off site.
- 4.3 Currently an informal parking space has been created in the front garden for the existing dwelling. This informal space would be lost as part of the development and therefore the proposals would result in the total demand for up to 3 parking spaces on-street.

Parking Survey Requirements

- 4.4 HBC's Parking SPD states that parking surveys *'should be undertaken over a period of at least one week including both weekend and weekdays at a variety of times throughout the day including late in the evening and early in the morning. This will allow a true reflection of the existing car parking arrangements to be established and this should be submitted with the planning application'*.
- 4.5 With the Parking SPD in mind the parking surveys covered an approximate 200m walking distance from the site, with two surveys undertaken each day. The scope of the parking surveys is shown in **Figure 3** and has been agreed with HBC's planning officer.



Figure 3: Parking Survey Scope

4.6 The parking surveys were undertaken between 10th and 18th November 2018 at the following times:

- Saturday 10th November @ 9am and 8pm
- Sunday 11th November @ 3pm and 10pm
- Monday 12th November @ 5am and 5pm
- Tuesday 13th November @ 7am and 3pm
- Wednesday 14th November @ 10am and 6:30pm
- Thursday 15th November @ 8am and 10pm,
- Friday 16th November @ 11am and 11pm
- Saturday 17th November @ 3pm and 10pm
- Sunday 18th November @ 9am and 8pm

4.7 The above times were also agreed with HBC's planning officer.

4.8 It should be noted that the parking surveys were undertaken by an external and independent surveyor. The results of the parking surveys are attached as **Appendix D**.

- 4.9 The survey dates were specially chosen because they represent a typical week, outside of holiday periods and events. No roadworks were identified on the surrounding highway network during this period.
- 4.10 Where on-street parking spaces are not demarcated an available space has been considered to be a gap of 6m in length (in line with the standard requirement for parallel parking bays).
- 4.11 It should be noted that spaces across driveways have not been counted as available spaces. The only parking restrictions in the survey area are located on Hooks Lane in the form of single yellow lines on both sides of the carriageway.

Parking Survey Results

- 4.12 The parking results from both surveys undertaken on Saturday 10th November are summarised in **Table 2**.

Road Name	Time: 09:00	Time: 20:00
	Available Spaces	Available Spaces
Hazelholt Drive	13	9
Redbridge Grove East	5	0
Redbridge Grove West	0	1
Ibsley Grove	10	13
Hooks Farm Way	11	7
Bargate Close	0	0
Wellow Close	4	3
Hooks Lane	0	0
Total Available Spaces	43	33

Table 2: Parking Survey Results Saturday 10th November

- 4.13 **Photographs 1 to 6** visually demonstrate capacity along the roads during the survey periods.



Photograph 1: Conditions During the Morning Survey (10.11.18)



Photograph 2: Conditions During the Morning Survey (10.11.18)



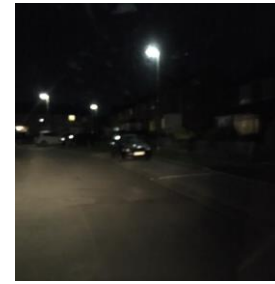
Photograph 3: Conditions During the Morning Survey (10.11.18)



Photograph 4: Conditions During the Evening Survey (10.11.18)



Photograph 5: Conditions During the Evening Survey (10.11.18)



Photograph 6: Conditions During the Evening Survey (10.11.18)

4.14 The surveys indicate that there were 43 spaces available in the morning survey and 33 spaces available in the evening survey.

4.15 The parking results from both surveys undertaken on Sunday 11th November are summarised in **Table 3**.

Road Name	Time: 15:00	Time: 22:00
	Available Spaces	Available Spaces
Hazelholt Drive	7	7
Redbridge Grove East	1	1
Redbridge Grove West	3	0
Ibsley Grove	7	7
Hooks Farm Way	8	8
Bargate Close	0	0
Wellow Close	2	2
Hooks Lane	0	0
Total Available Spaces	28	25

Table 3: Parking Survey Results Sunday 11th November

4.16 Capacity during the afternoon survey period are visually demonstrated in **Photographs 7** to **9**.



Photograph 7: Conditions During the Afternoon Survey (11.11.18)



Photograph 8: Conditions During the Afternoon Survey (11.11.18)



Photograph 9: Conditions During the Afternoon Survey (11.11.18)

4.17 The results of the surveys indicate tat there were 28 parking surveys available in the afternoon survey and 25 spaces available in the evening survey.

4.18 The parking survey results from Monday 12th November are summarised in **Table 4**.

Road Name	Time: 05:00	Time: 17:00
	Available Spaces	Available Spaces
Hazelholt Drive	6	12
Redbridge Grove East	0	8
Redbridge Grove West	0	3
Ibsley Grove	6	18
Hooks Farm Way	8	12
Bargate Close	0	1
Wellow Close	1	4
Hooks Lane	0	0
Total Available Spaces	21	58

Table 4: Parking Survey Results Monday 12th November

4.19 **Photographs 10 to 11** visually demonstrate capacity along the roads during the afternoon survey period.



Photograph 10: Conditions During the Afternoon Survey (12.11.18)



Photograph 11: Conditions During the Afternoon Survey (12.11.18)

4.20 In the Monday survey there were 21 spaces available in the morning survey and 58 spaces available in the afternoon survey.

4.21 The results of the surveys from Tuesday 13th November are summarised in **Table 5**.

Road Name	Time: 07:00	Time: 15:00
	Available Spaces	Available Spaces
Hazelholt Drive	8	17
Redbridge Grove East	2	16
Redbridge Grove West	0	5
Ibsley Grove	8	19
Hooks Farm Way	8	10
Bargate Close	0	1
Wellow Close	2	3
Hooks Lane	0	0
Total Available Spaces	28	71

Table 5: Parking Survey Results Tuesday 13th November

4.22 **Photographs 12 to 14** visually demonstrate conditions during the afternoon survey.



Photograph 12: Conditions During the Afternoon Survey (13.11.18)



Photograph 13: Conditions During the Afternoon Survey (13.11.18)



Photograph 14: Conditions During the Afternoon Survey (13.11.18)

4.23 The survey results indicate that 28 spaces were available in the morning survey and 71 spaces were available in the afternoon survey.

4.24 The results of the Wednesday parking surveys are summarised in **Table 6**.

Road Name	Time: 10:00	Time: 18:30
	Available Spaces	Available Spaces
Hazelholt Drive	14	9
Redbridge Grove East	15	4
Redbridge Grove West	1	0
Ibsley Grove	12	10
Hooks Farm Way	12	9
Bargate Close	2	0
Wellow Close	5	1
Hooks Lane	0	0
Total Available Spaces	61	33

Table 6: Parking Survey Results Wednesday 14th November

4.25 **Photographs 15 to 20** visually demonstrate conditions during both survey periods.



Photograph 15: Conditions During the Morning Survey (14.11.18)



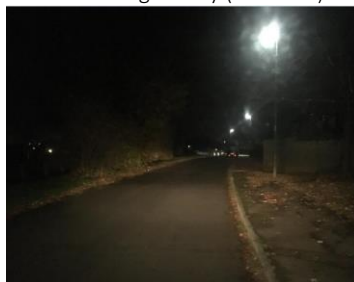
Photograph 16: Conditions During the Morning Survey (14.11.18)



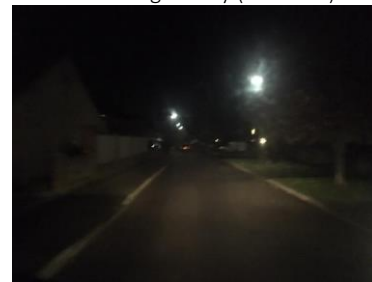
Photograph 17: Conditions During the Morning Survey (14.11.18)



Photograph 18: Conditions During the Evening Survey (14.11.18)



Photograph 19: Conditions During the Evening Survey (14.11.18)



Photograph 20: Conditions During the Evening Survey (14.11.18)

4.26 The result of the Wednesday parking surveys indicate that a 61 parking spaces were available in the morning and 33 spaces were available in the evening.

4.27 The results of surveys undertaken on Thursday 15th November are summarised in **Table 7**.

Road Name	Time: 08:00	Time: 22:00
	Available Spaces	Available Spaces
Hazelholt Drive	9	8
Redbridge Grove East	5	1
Redbridge Grove West	1	1
Ibsley Grove	13	14
Hooks Farm Way	9	11
Bargate Close	2	0
Wellow Close	2	3
Hooks Lane	0	0
Total Available Spaces	41	38

Table 7: Parking Survey Results Thursday 15th November

4.28 Conditions during the survey periods are shown in **Photographs 21 to 26**.



Photograph 21: Conditions During the Morning Survey (15.11.18)



Photograph 22: Conditions During the Morning Survey (15.11.18)



Photograph 23: Conditions During the Morning Survey (15.11.18)



Photograph 24: Conditions During the Evening Survey (15.11.18)



Photograph 25: Conditions During the Evening Survey (15.11.18)



Photograph 26: Conditions During the Evening Survey (15.11.18)

4.29 The results of the Thursday parking surveys indicate that 41 spaces were available in the morning and 38 spaces were available in the evening.

4.30 Parking survey results from Friday 16th November are summarised in **Table 8**.

Road Name	Time: 11:00	Time: 23:00
	Available Spaces	Available Spaces
Hazelholt Drive	15	7
Redbridge Grove East	14	2
Redbridge Grove West	2	0
Ibsley Grove	15	9
Hooks Farm Way	12	9
Bargate Close	2	0
Wellow Close	3	2
Hooks Lane	0	0
Total Available Spaces	63	29

Table 8: Parking Survey Results Friday 16th November

4.31 Conditions during the morning survey are demonstrated in **Photographs 27 to 29**.



Photograph 27: Conditions During the Morning Survey (16.11.18)



Photograph 28: Conditions During the Morning Survey (16.11.18)



Photograph 29: Conditions During the Morning Survey (16.11.18)

4.32 The results of the Friday parking surveys indicate that 63 parking spaces were available in the morning survey and 29 spaces were available in the evening survey.

4.33 The results from Saturday 17th November are summarised in **Table 9**.

Road Name	Time: 15:00	Time: 22:00
	Available Spaces	Available Spaces
Hazelholt Drive	11	4
Redbridge Grove East	6	1
Redbridge Grove West	0	1
Ibsley Grove	9	10
Hooks Farm Way	9	5
Bargate Close	0	0
Wellow Close	5	4
Hooks Lane	0	0
Total Available Spaces	40	25

Table 9: Parking Survey Results Saturday 17th November

4.34 **Photographs 30 to 35** demonstrate conditions during the afternoon and evening surveys.



Photograph 30: Conditions During the Afternoon Survey (17.11.18)



Photograph 31: Conditions During the Afternoon Survey (17.11.18)



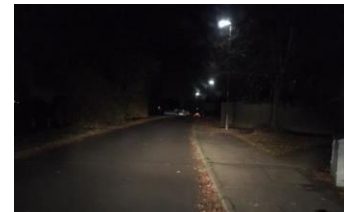
Photograph 32: Conditions During the Afternoon Survey (17.11.18)



Photograph 33: Conditions During the Evening Survey (17.11.18)



Photograph 34: Conditions During the Evening Survey (17.11.18)



Photograph 35: Conditions During the Evening Survey (17.11.18)

4.35 The results of the parking surveys undertaken on 17th November indicate that 40 parking spaces were available in the afternoon survey and 25 parking spaces were available in the evening survey.

4.36 The results of the parking surveys undertaken on Sunday 18th November are summarised in **Table 10**.

Road Name	Time: 09:00	Time: 20:00
	Available Spaces	Available Spaces
Hazelholt Drive	8	14
Redbridge Grove East	1	0
Redbridge Grove West	1	1
Ibsley Grove	9	10
Hooks Farm Way	6	10
Bargate Close	0	0
Wellow Close	4	3
Hooks Lane	0	0
Total Available Spaces	29	38

Table 10: Parking Survey Results Monday 12th November

4.37 Conditions during the morning survey are demonstrated in **Photographs 36 to 38**.



Photograph 36: Conditions During the Morning Survey (18.11.18)



Photograph 37: Conditions During the Morning Survey (18.11.18)



Photograph 38: Conditions During the Morning Survey (18.11.18)

- 4.38 The results of the final surveys demonstrate that 29 parking spaces are available in the morning and 38 parking spaces are available in the evening.

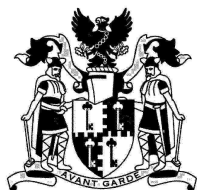
Summary of Parking Surveys

- 4.39 The results of the parking surveys demonstrate that the roads surrounding the site have available capacity over the day, including during the peak hours. The minimum number of spaces available during the survey period was 21 spaces in the Monday morning survey (05:00), which would comfortably accommodate the potential demand of 3 spaces.
- 4.40 During the survey period there was a minimum of 5 parking spaces available on Hooks Farm Way, with a minimum of 4 spaces available on Hazelholt Drive. It is therefore considered that space is available on-street to accommodate site users and that the proposed development would not result in capacity concerns or the unacceptable displacement of vehicle parking.

5. SUMMARY AND CONCLUSIONS

- 5.1 This TN has been prepared by Paul Basham Associates of behalf of Clausentum Homes to support a planning application for the development of a 2 bedroom car-free terraced residential dwelling at 71 Hooks Farm Way, Havant.
- 5.2 A pre-application submission was undertaken in September 2018 with HBC. Whilst highways officers were not consulted as part of this pre-application it was requested by the planning officer that parking surveys are undertaken in line with HBC's Parking SPD (July 2016). Following this feedback liaison was undertaken between Paul Basham Associates and the planning officer to agree the scope and times of the parking surveys.
- 5.3 The site is located c.2.5km to the north west of Havant, within a well-established residential area. The site is within close proximity to local services and public transport links and it is therefore considered to be suitable for site users to travel via sustainable modes, such as walking, cycling and public transport.
- 5.4 The dwelling would be serviced from the carriageway of Hooks Farm Way, in line with the existing servicing arrangements for 71 Hooks Farm Way. Refuse collection would be undertaken in line with the bin carry distances outlined in MfS guidance. In accordance with Building Regulations (Part M), a fire tender is able to be within 45m of the dwelling from the Hooks Way Farm and Hazelholt Drive carriageway.
- 5.5 To assess the developments impact on on-street parking conditions parking surveys were undertaken for a period of one week (including both weekends) in line with HBC's Parking SPD. The results of the surveys indicate that there is available capacity on the network, with a minimum of 21 parking spaces available (Monday morning survey, 05:00) within the area surrounding the site. This would therefore be able to accommodate the potential demand for 3 spaces anticipated by the proposed development (two for the proposed residential dwelling and one for the loss of the existing informal parking space).
- 5.6 This TN has demonstrated that the proposed development would not have a severe impact on parking capacity or the operation of the surrounding highways network. We would therefore request that HBC look favourably on this application with regard to highways.

Appendix A



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

Mr J Porter
Albion A4
Daedalus Park
Daedalus Drive
Lee on Solent
PO13 9FX

Our Ref: GEN/18/00843
Direct Line: (023) 9244 6461
Ask For: Mrs T Pickup
Email: planning.development@havant.gov.uk

12 September 2018

Site Location: 71 Hooks Farm Way, Havant, PO9 3DY

Re: Erection of 1No two bedroom terrace dwelling

Dear Mr Porter

I am writing to you further to your enquiry received on the 16 August 2018 regarding the above address. I apologise for the delay in responding.

The site relates to an end-of-terrace two storey dwelling, located on a corner site. The property fronts Hooks Farm Way where there is an extensive grassed verge that is part of the adopted highway. The site has its return side elevation to Hazelholt Drive where there is a parking lay by, lamp post and telegraph pole adjacent the site.

Having now had the opportunity to briefly visit the site I consider that the main issues in determining any future applications on the site to be:

1. The principle of development
2. The impact on the character and appearance of the area
3. The impact on neighbours residential amenities
4. Highways and Parking provision
5. Drainage
6. Ecology
7. Developer contributions/Community Infrastructure Levy

The principle of development

The site is located within the built up area of Havant. Within this area there is a presumption in favour of sustainable residential development subject to other development control criteria.

The impact on the character and appearance of the area

In terms of the impact on the character of the area, from my brief site visit I consider that the character of the area is relatively high density post war residential development. Hooks Farm Way and Hazelholt Drive generally feature two storey, gable ended terraced properties set in a linear fashion addressing the highway. The presence of the surrounding grass verge provides a spacious setting to the site.

The plot benefits from a wider than average curtilage but whether this is sufficient to accommodate an additional dwelling is considered marginal. In order to respect the pattern and rhythm of the existing terrace any new dwelling would need to have identical width, proportions, eaves and ridge line, window details etc. This could be achieved with a minimal separation to the back edge of the highway/pavement and I note a similar relationship at No 35 Hazelholt Drive opposite.

Since the grass verges would continue to provide the spacious setting to the site then I am of

the opinion that in terms of the bulk and mass of any proposed new build on the pattern and character of the area, then the harm to the visual appearance of the area would be minimal. Accordingly it is possible that the extension to the terrace could be supported in principle as blending well and according with its surrounding setting, meeting the requirements of the adopted Havant Borough Local Plan Core Strategy policy CS16 (design).

The impact on neighbours residential amenities

The impact on neighbours residential amenities would be assessed in detail during the consideration of any planning application. I would however make the following general comments in the hope that they will be of assistance.

All applications for new dwellings will be assessed in relation to the guidance given in the Borough Design Guide 2011 which has been adopted by the Council as a material planning consideration. This can be viewed via the following link:

<http://www.havant.gov.uk/sites/default/files/documents/SPD%20Borough%20Design%20Guide.pdf>

This document amongst detailed design advice provides guidance on minimum garden sizes and separation distances etc. I would point out that the presence of the on site parking spaces does reduce the available private amenity space for future occupiers.

Highways and Parking provision

I am however of the opinion that the proposed scheme does fail to meet the Councils adopted standards in relation to car parking, which can be viewed at:

<http://www.havant.gov.uk/sites/default/files/documents/Final%20Parking%20SPD.pdf>

I noted on site that the side garden area is currently used for the parking of vehicles by No 71 Hooks Farm Way. This is presumably an informal arrangement as no dropped kerb and crossing across the grass verge was formalised. The proposal would result in a loss of this parking space serving the existing dwelling.

The proposed dwelling, assuming it is only up to 3 beds, would require 2 on site parking spaces and these are shown on the submitted plan. However the provision of these with a new dropped kerb, would result in the loss of at least one adjacent lay-by space. Therefore in terms of the wider parking serving the whole site, the proposal would provide 2 spaces yet result in the loss of at least 2 and there would be no net gain in parking. This would be likely to cause added demand for parking nearby and result in further pressure to park and indiscriminate parking, detrimental to the amenity of nearby residents.

You will note that at paragraphs 4.28 to 4.33 of the Parking SPD, where proposals rely on on-street parking then a parking survey should be undertaken to prove local capacity. Should you decide to submit a planning application for a new dwelling then it is this parking issue that is likely to be the key consideration and I would suggest you carefully consider how to address the shortfall of parking for both dwellings and first undertake a Parking Survey to accompany any planning application.

You will also need to provide for the re-location of the lamp post and possibly the telegraph pole that are adjacent the site. You are also advised to contact Hampshire County Council re any dropped kerbs.

Drainage

According to my records a Southern Water Foul drain runs across the rear of the site, quite close to the rear of the existing dwelling. There will be easement requirements to protect this drain and consent may be required from Southern Water to either relocate it or build within the vicinity of this public sewer. I suggest you contact them directly at www.southernwater.co.uk or on 0845 2780845.

The development would need to incorporate sustainable urban drainage to ensure that surface water is adequately addressed. You are advised to investigate existing ground conditions in relation to infiltration rates and the suitability of soakaways or other systems.

Ecology

From the 1st April 2018 the Council introduced the Definitive Solent Recreation Mitigation Strategy (SRMS). The SRMS was introduced with the advice of Natural England and they have advised that a financial contribution based on number of bedrooms proposed will be required to mitigate against the effects of recreational disturbance on the Solent Special Protection Area (SPA). This will be sought via a Deed and upfront payment at planning application stage.

For your information the current amounts are as follows:

- £337 for 1 bedroom dwelling, plus monitoring & admin fee totalling £374.85
- £487 for 2 bedroom dwelling plus monitoring & admin fee totalling £533.35
- £637 for 3 bedroom dwelling plus monitoring & admin fee totalling £691.85
- £749 for 4 bedroom dwelling plus monitoring & admin fee totalling £810.45

Developer contributions/Community Infrastructure Levy

The proposed development would also be subject to the Community Infrastructure Levy details of which are available on the Council's website:

<https://www.havant.gov.uk/planning-and-environment/planning-policy/community-infrastructure-levy>

The relevant contribution level for this site would be £80 per square metre, (plus indexation linked from a base year of 2013 to the year a permission is granted).

You will need to submit both a CIL Additional Information Requirement Form and CIL Form 1 Assumption of Liability with any future planning application.

It may be that you could claim the self-build exemption if you intend to build and live in the dwelling as your sole residence for a period of 3 years from completion of the property.

In conclusion, the principle of residential development in the form of an end of terrace dwelling at the site is considered to be marginal and would need to be subjected to detailed considerations at application stage. Although the built form may be acceptable there are concerns over the parking arrangements that will need addressing.

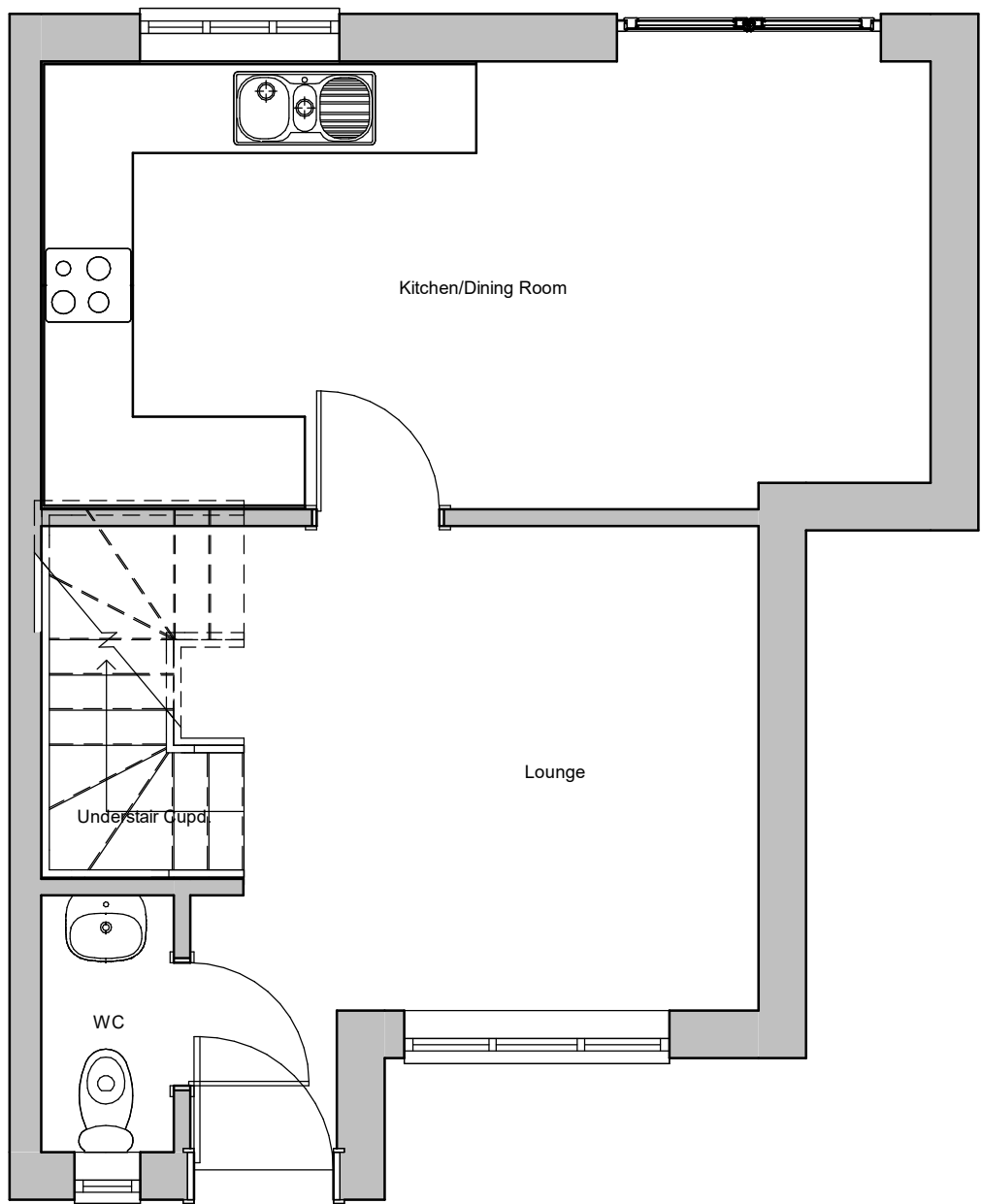
Please note that the above comments are the opinion of an individual Planning Officer and are in no way binding upon the Council when determining any future applications for planning permission and nor will they prejudice the outcome of any applications submitted.

This advice also only relates to planning matters, and does not relate to any other application that may be required under Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 02392 446571

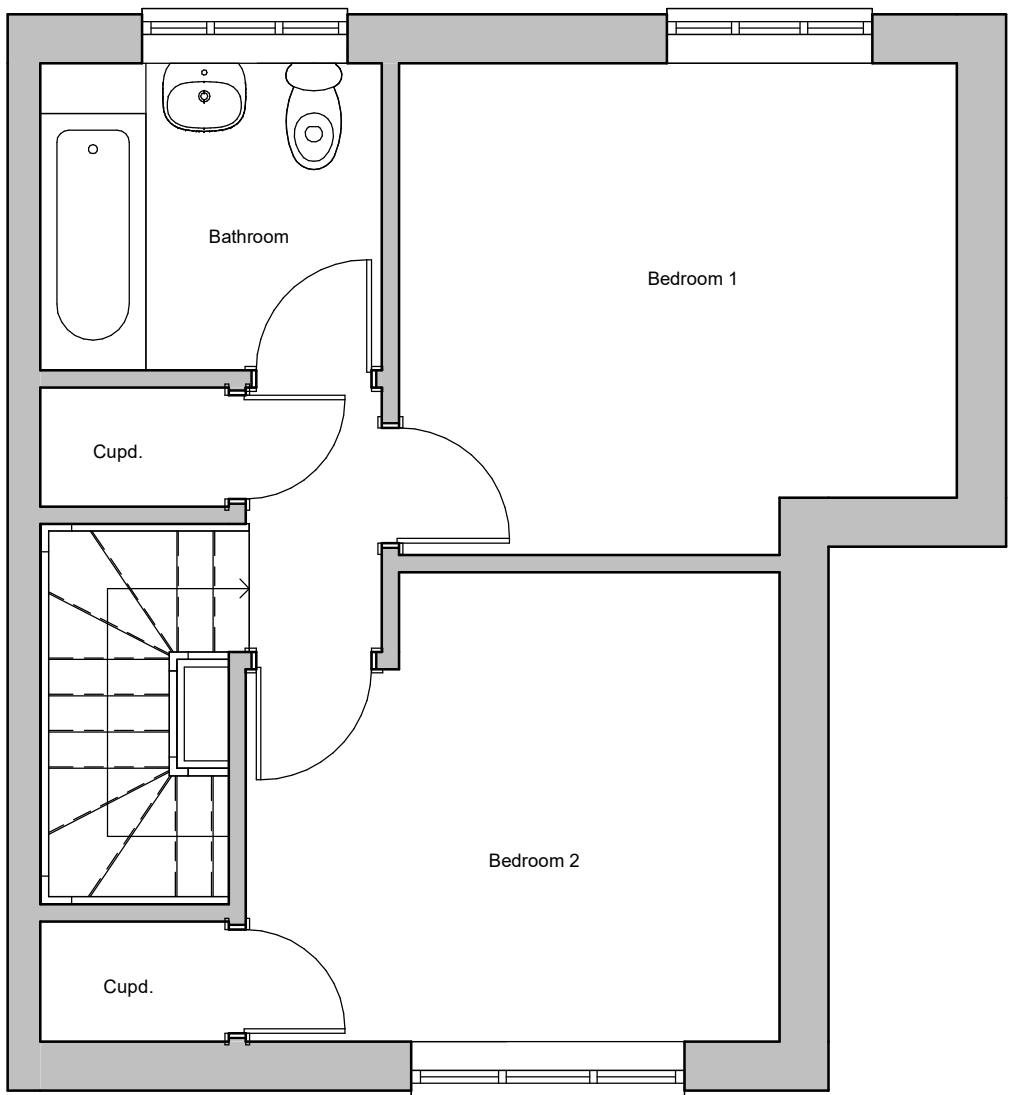
Yours faithfully

Mrs T Pickup
Planner
Our Ref: GEN/18/00843

Appendix B



GF FFL
1 : 50



FF FFL
1 : 50

© C&L Management
This drawing is not to be copied or distributed to third parties without the written consent of C&L Management

General Notes
All works to be carried out to the satisfaction of the local authority and should comply with current building regulations, relevant British standards, codes of practice, manufacturer's instructions / recommendations, NHBC recommendations and good building practices

All dimensions are to be checked on site prior to work commencing and any discrepancies notified to the client

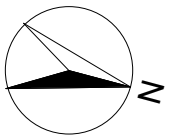
Do not scale the drawings

All local authority approvals to be given in writing before any works start on site otherwise all work will be done at the clients own risk

The drawings are to be used for pricing and local authority approval purposes only and guidance to the contractor.

Any suspected omissions or discrepancies on the drawings should be notified to the client before work commences on site

Maps provided by Streetwise Maps Ltd
©Crown Copyright. Licence Number 100047474



A	First Issue	JP	YA	27/11/18
Rev	Description	Drw	Chk	Date



C&L Management
Albion A4 Daedalus Park
Daedalus Drive
Lee-on-the-Solent
Hampshire
PO13 9FX

01329 668122 | candimanagement.co.uk

Client Clausentum Homes Ltd	
Project Land Adjacent to 71 Hooks Farm Way Havant PO9 3DY	
Title Proposed Floor Plans	
Drawing Number 868 - 200	Revision A
Scale 1 : 50 / A3	

Appendix C

Shaan Novitzki

Subject: FW: 71 Hooks Farm Way, Havant - GEN/18/00843

From: [REDACTED]
Sent: 26 September 2018 14:34
To: [REDACTED]
Subject: RE: 71 Hooks Farm Way, Havant - GEN/18/00843

Thanks – yes, I think that is more realistic,

Tina Pickup

Tina Pickup
Senior Planning Officer - [REDACTED]
(Mondays/Wednesdays/Fridays)

Planning Services
Havant Borough Council, Public Service Plaza, Civic Centre Road, Havant PO9 2AX
[REDACTED]

www.havant.gov.uk
www.facebook.com/havantboroughcouncil
www.twitter.com/havantborough

From: [REDACTED]
Sent: 26 September 2018 14:20
To: [REDACTED]
Subject: RE: 71 Hooks Farm Way, Havant - GEN/18/00843

Afternoon Tina,

Thanks for your comments this morning. I have amended the scope of the survey as shown below. This shows a reduced area along Redbridge Grove/Milford Close and Burgate Close/Tarrant Gardens.



I can confirm that the additional weekend surveys would be undertaken at the following times: Saturday 9am and 8pm and Sunday 3pm and 10pm.

I hope that the above scope is acceptable.

Kind Regards

Shaan Novitzki

Assistant Transport Planner

BA Geography Hons



Fareham Office

t +44 (0) 1489 668134

p Lancaster Court, 8 Barnes Wallis Road, Fareham, Hampshire, PO15 5TU
w www.paulbashamassociates.com

Fareham | Oxford | Bristol



Our nominated charity of the year is Pancreatic Cancer UK! Paul is running the New York Marathon in November for this cause, please give generously via JustGiving <https://www.justgiving.com/fundraising/paul-basham-associates1>



Please consider the environment before printing this e-mail

From: [REDACTED]
Sent: 26 September 2018 11:10
To: [REDACTED]
Subject: RE: 71 Hooks Farm Way, Havant - GEN/18/00843

Dear Shaan,

Thank you for the suggested parameters for the parking survey for 71 Hooks Farm Way. Having considered this and discussed with colleagues we think that the suggested area is actually unnecessarily large. We would take a more realistic approach and consider where someone would actually try to park if they lived at the site - therefore some of your extremities we think are unnecessary and if capacity were found in these areas we *may* not take it into account. For example the southern section of Burgate Close and Tarrant Gardens; the northern curve/stretch of Redbridge Grove and Milford Close (we don't think there any footpaths through to Hazleholt Drive so infact this would be a long walk round).

I would however ask that you also please look at the grass verges directly opposite the site i.e. on corner of Hooks Farm Way and Hazleholt Drive where we know cars park up.

And in terms of the timeframes – the suggested times are acceptable but our SPD does ask for “both weekends” so could you please also do the second weekend. Hopefully by doing a less area this will compensate for the additional weekend.

I hope this helps,

Tina Pickup

Tina Pickup
Senior Planning Officer - [REDACTED]
(Mondays/Wednesdays/Fridays)

Planning Services
Havant Borough Council, Public Service Plaza, Civic Centre Road, Havant PO9 2AX
[REDACTED]

www.havant.gov.uk
www.facebook.com/havantboroughcouncil
www.twitter.com/havantborough

From: [REDACTED]
Sent: 25 September 2018 16:11
[REDACTED]
Subject: 71 Hooks Farm Way, Havant - GEN/18/00843

Good afternoon Tina,

I hope you had a good weekend. Following our conversation last week we have reviewed the area surrounding the site at 71 Hooks Farm Way and propose the following scope and time for the parking surveys. As agreed and

identified within Havant Borough Council's parking SPD the parking surveys would be undertaken for a period of one week including the weekend. The scope of the survey would cover an approximate 200m walking distance from the site as shown in red below. This distance has been based on that identified for residential development in the Lambeth Parking Methodology, which is used to inform the scope of parking surveys across the country. This area also allows us to ensure that the spaces available would be accessible within a reasonable walking distance of the site.



As discussed the surveys would be undertaken at one 'off peak' and one 'on peak' time on each day. It is proposed that the surveys would be undertaken at the following times:

Monday: 5am and 5pm
Tuesday: 7am and 3pm
Wednesday: 10am and 6:30pm
Thursday: 8am and 10pm,
Friday: 11am and 11pm
Saturday: 3pm and 10pm
Sunday: 9am and 8pm

The proposed survey times would allow us to assess the demand for parking in the local area at a wide variety of times throughout the day. It would be greatly appreciated if you could review the above and confirm that you are happy with the proposed scope and times of the surveys. I look forward to hearing from you.

Kind Regards

Shaan Novitzki

Assistant Transport Planner

BA Geography Hons



Fareham Office

☎ t +44 (0) 1489 668134



📍 p Lancaster Court, 8 Barnes Wallis Road, Fareham, Hampshire, PO15 5TU

🌐 w www.paulbashamassociates.com

Fareham | Oxford | Bristol



Our nominated charity of the year is Pancreatic Cancer UK! Paul is running the New York Marathon in November for this cause, please give generously via JustGiving <https://www.justgiving.com/fundraising/paul-basham-associates1>



Please consider the environment before printing this e-mail

Appendix D

HOOK'S FARM WAY AREA HAVANT

PARKING STRESS SURVEY

NOVEMBER 2018

1.0 INTRODUCTION

1.1 General

- 1.1.1 This survey has been undertaken to identify on-street parking levels in the Hook's Farm Way area of Havant. The survey has been carried out as a result of a planning application.
- 1.1.2 GM Traffic Consultants Ltd carried out the surveys over nine days, undertaking two daily beats, covering an area within 200 metres walking distance from the site.
- 1.1.3 The first survey was undertaken on Saturday 10th November 2018 and the final survey on Sunday 18th November 2018.
- 1.1.4 The survey covered the parking patterns are shown in Appendix A.

APPENDIX A: SURVEY PARKING AREA



AVAILABLE SPACES																		
TIME	SAT 10		SUN 11		MON 12		TUES 13		WEDS 14		THURS 15		FRI 16		SAT 17		SUN 18	
	09:00	20:00	15:00	22:00	05:00	17:00	07:00	15:00	10:00	18:30	08:00	22:00	11:00	23:00	15:00	22:00	09:00	20:00
LOCATION																		
HAZELHOLT DR	13	9	7	7	6	12	8	17	14	9	9	8	15	7	11	4	8	14
REDBRIDGE GROVE EAST	5	0	1	1	0	8	2	16	15	4	5	1	14	2	6	1	1	0
REDBRIDGE GROVE WEST	0	1	3	0	0	3	0	5	1	0	1	1	2	0	0	1	1	1
IBSLEY GROVE	10	13	7	7	6	18	8	19	12	10	13	14	15	9	9	10	9	10
HOOKS FARM WAY	11	7	8	8	8	12	8	10	12	9	9	11	12	9	9	5	6	10
BURGATE CLOSE	0	0	0	0	0	1	0	1	2	0	2	0	2	0	0	0	0	0
WELLOW CLOSE	4	3	2	2	1	4	2	3	5	1	2	3	3	2	5	4	4	3
HOOKS LANE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL FREE SPACES	43	33	28	25	21	58	28	71	61	33	41	38	63	29	40	25	29	38