
Site Address:	Land to east of 10 Trenchard Close, Waterlooville		
Proposal:	Erection of 1No. 4bed detached house with detached double garage and parking.		
Application No:	APP/18/00771	Expiry Date:	15/10/2018
Applicant:	Mr P Hodgson		
	Redrow Homes		
Agent:		Case Officer:	Lewis Oliver
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

This report relates to development within the southern section of West of Waterlooville Major Development Area (MDA). It relates to a full planning application for a dwelling on a site that is currently used for the show home of Redrow to market the dwellings that were approved under phase 2 of the wider MDA. The show home currently operates in a single storey building, which as part of this application will form the detached garage.

The site is located on the northern part of phase 2, immediately adjacent to Milk Lane. To the south and west lies residential development as part of this phase, with the area being developed pursuant to the Redrow permission for 246 dwellings approved under APP/14/00032 for Havant and 14/00068/REM for Winchester. The site is almost equally split between the administrative areas of Havant and Winchester. To the north of the site lies Town Park, which will provide a variety of facilities and open space. As such the application site is in a highly visible location within the wider area.

2 Planning History

- 2.1 The outline permission for the site is 10/02862/OUT for Winchester and APP/10/00828 for Havant. The approved outline permission was for:
Outline application for the development of approx 2550 no dwellings including the construction of a new access from Ladybridge Roundabout, Milk Lane and completion of Maurepas Way access, a local centre comprising retail, community building, land for healthcare, land for elderly care, public house, land for 2 primary schools, land for a nursery, land for employment uses, associated amenity space along with substantial green infrastructure, SuDS, land for allotments, main pumping station, land for cemetery, restoration of River Wallington together with landscape structure planting.

The same permission also approved the detail for 194 dwellings on Phase 1, to the west of the ASDA roundabout on Maurepas Way. There is a S106 agreement that covers financial contributions and works for various infrastructure matters; the timing of the payments and works being tied to numbers of units completed over the entire Grainger part of the MDA.

- 2.2 The Masterplan Design Document included an Illustrative Masterplan and a number of Parameter plans to set the context for the whole outline area. Those parameters showed this area as being open space and part of the Town Park for the development. The S106 requires the Town Park to be provided in stages and these relate to different adjacent housing phases. Phase 2, the location of this application, of the Residential scheme is being developed, in its entirety, by the Redrow application. The Town Park outline masterplan provided for a skateboard park, a youth shelter, an

informal kickabout space and a local equipped area of play (LEAP) in Phase A.

- 2.3 Subsequent to the approval of the outline permission, both Authorities approved a Design Code under APP/12/01297 for Havant and 10/02862/OUT for Winchester for the outline area, named Berewood, in December 2012. The Code deals with the structure, use and form of development for a number of identity areas which are the Market Town, Garden Suburb, The Hamlets, Employment hub and the Countryside and River Wallington Corridor. The application lies within the Garden Suburb identity area. The approved Design Codes also give guidance on planting and hardsurfacing.
- 2.4 Other applications submitted since the approval of the outline and of relevance are:
10/02862/OUT (WCC) and APP/12/01322(HBC) - Discharge of Conditions Application for Infrastructure for Phase 2 - Approved
14/00068/REM (WCC) and APP/14/00032 (HBC) - Reserved matter application for 246 dwellings, phase 2 of the Berewood development, together with the discharge of conditions 3, 4, 11 and 16 of the outline permissions - Approved 22 July 2014.
APP/14/00061 (HBC) and 14/00092/REM (WCC) - Reserved Matters Application for landscaping of Phase A of the Town Park (under Condition 6(i)d)), together with discharge of Condition 6(ii)(f)(ecological mitigation) and condition 3 (Compliance with outline documents) of Planning Permissions for HBC APP/10/00828 and WCC 10/02862/OUT - Approved 22 July 2014
APP/14/01265 - Discharge of Condition No 6(ii)(o) of Planning Permission
APP/10/00828 in respect of play equipment for Phase A - Approved 20 July 2015
APP/15/00366 - Discharge of Condition No. 1 of Reserved Matters Application
APP/14/00061 - Approved 1 June 2015
10/02862/OUT - Deed of Variation to the S106 Agreement to allow for various changes to the timing and delivery of infrastructure associated with the Berewood development, both in light of the current stages of development of the site and the evolving approaches to delivery of that infrastructure. Included in the proposed changes is the relocation of the MUGA from the northern reaches of the Town Park to the southern area the subject of this current application. Whilst the Deed of Variation is yet to be signed at the time of drafting this report, the variations were approved in principle by the Joint West of Waterlooville Major Development Area Planning Committee at its meeting on 9 January 2017.

3 Proposal

The proposed development is for the erection of 1No. 4bed two storey detached house with detached double garage and parking. As outlined above this site currently is being used for the show home for the Redrow development, the show home is proposed to be converted into the double garage for this unit. The design of the proposed dwelling has been amended following discussions with the applicant, as the original design was considered to be contrived in what is a highly visible location on the edge of the Town Park. The design now proposes the removal of a tower element, which was originally proposed on the northern elevation. These amended plans have been subject to a further public re-consultation.

4 Policy Considerations

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

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
CS18	(Strategic Site Delivery)
CS19	(Effective Provision of Infrastructure)
CS21	(Developer Requirements)
CS7	()
DM6	(Coordination of Development)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

- 1) There is no public sewer shown on the map of sewers within 3m of the site
- 2) The plans do not show the position of the house on the plot. You should ensure that there is adequate access for the fire service and that the building is an adequate distance from the boundary for the proposed unprotected area formed by the windows and doors.

Highways Engineer, Development Engineer

The Highway Authority has no adverse comment providing a vehicular crossing is provided is to the Highway Way Authorities standard and retained.

Natural England Government Team

No Objection

Waste Services Manager

I have no concerns over waste collection regarding this planning application, thank you.

Winchester City Council

No response

6 Community Involvement

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

Number of neighbour notification letters sent: 9

Number of site notices: Not applicable.

Statutory advertisement: 1 and further site notice for the public re-consultation

Number of representations received: 0

7 Planning Considerations

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

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Impact on highways
- (v) CIL and SRMS

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The principle of the development of this area has been established by the outline permission APP/10/00828 (HBC) and 10/02862/OUT (WCC) and the accompanying documents including the Masterplan Design Document (MDD). Furthermore this application fits within the remit of the permitted number of dwellings, approximately 2500 units approved under application 10/02862/OUT for Winchester and APP/10/00828 for Havant, and as such the principle of development is considered acceptable.

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

The application site is in a highly visible location on the northern edge of phase 2, and facing the Town Park. Phase 2 of the MDA, which forms part of the garden suburbs is largely defined by large two storey properties set within spacious grounds. The design of the dwellings as defined simple roof forms and detailing, which gives it a feel of an inter-war housing development. As has been highlighted in part 3, this application has been amended following concerns raised by the LPA, these amendments have reduced the size and scale of the proposal, and simplified the design through the removal of the proposed northern extension (tower) feature element. As a result of these changes the proposed development would provide a landmark corner building when viewed from the Town Park and Milk Lane, as well as the immediate and surrounding area. As such the development is considered to be consistent with the existing streetscene and as a result would not have a significant adverse impact on the character and appearance of the area. As such this proposed revised scheme is considered to comply with the advice laid out in Policy CS16 of the Local Plan (Core Strategy) 2011 and is in compliance with approved Design Code for the wider MDA.

(iii) Impact upon residential amenity

As has been outlined above, the proposal includes utilising the existing show room, which will form a double garage for this site. The proposed side elevation of the dwelling will be separated from the property to the south, by approximately 5 metres, with the intervening area being the car parking area for the new dwelling. The layout of the development reflects the broader layout of the immediate area, in terms of distances of windows to neighbouring properties. Therefore having regard to the proposed layout, size, scale and massing of the proposal, it is not considered to have a significant adverse impact on the amenities of neighbouring properties with regard to loss of sunlight/daylight, overlooking or overbearing impact.

(iv) Impact on highways

The proposed development would retain the existing access drive and garage, which provides 3/4 car parking spaces. The proposed development is for a 4 bed unit, and

therefore the proposal would comply with the adopted car parking standards. As such the development is not considered to have a significant adverse impact on the safety or free flow of the highway network to justify a refusal.

(v) CIL and SRMS

The development is CIL liable and a liability notice based on the proposed floor area, with a contribution of £14,301.86 has been sent to the applicant.

The Council has conducted a Habitats Regulations Assessment (HRA) of the proposed development under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, this includes an Appropriate Assessment under Regulation 63. This is included in the case file. The screening under Regulation 63(1)(a) found that there was likely to be a significant effect on Chichester and Langstone Harbours Special Protection Area due to the increase in recreation as a result of the development. The planning application was then subject to an Appropriate Assessment under Regulation 63. This assessment included a package of measures based on the suggested scale of mitigation in the Solent Recreation Mitigation Strategy and the applicant has indicated a willingness to enter into a legal agreement to secure the mitigation package. The Appropriate Assessment concluded that this is sufficient to remove the significant effect on the SPAs which would otherwise have been likely to occur. The HRA was subject to consultation with Natural England as the appropriate nature conservation body under Regulation 63(3) who have confirmed that they agree with the findings of the assessment. The applicant has entered into a legal agreement and provided a financial contribution to secure the mitigation package.

8 Conclusion

The development is not considered to have a significant adverse impact on the highway network, character and appearance of the area or on the amenities of neighbouring properties. Furthermore, the development makes adequate provision in the form a financial contribution toward impact on the SPA.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00771 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
LOCATION PLAN 6.A.P1
SITE LAYOUT PLAN - 6.A.P2 REV:A
PROPOSED ELEVATION PLANS - EF_SHAF_DM.6
PROPOSED FLOOR PLANS - EF_SHAF_DM.6
GARAGE PLANS - CD GAR 03
Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

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