
Site Address: Land South of Bartons Road, Havant
Proposal: Reserved matters application following outline permission
APP/15/01435 to layout, scale, appearance and landscaping for 175No. dwellings
(including 53 affordable homes) comprising 5 x 1 bed flats, 18 x 2 bed flats, 28 x 2 bed
houses, 84 x 3 bed houses and 40 x 4 bed houses; play area and public spaces,
roads, footways, cycleway, and drainage features.
Application No: APP/18/00453 Expiry Date: 08/10/2018
Applicant: Bellway Homes (Wessex)
Limited
Agent: Mr Henderson Case Officer: David Eaves
Savills
Ward: St Faiths

Recommendation: **GRANT APPROVAL OF RESERVED MATTERS**

1 Site Description

- 1.1 The application site comprises an area of land of approximately 7.16 hectares to the south of Bartons Road and to the east of Japonica Way, Azelia Close and Fushia Close in Havant.
- 1.2 The land currently forms arable fields with some individual trees and a small copse. The land slopes down from north to south. Vehicular access is proposed from Bartons Road and this would lead to the formation of an opening in the existing hedgerow.
- 1.3 The site is open to the eastern side with long views across the undeveloped landscape. Other boundaries are generally well screened with hedges and trees.
- 1.4 The small copse includes a pond feature and there is a public foul sewer crossing the site with raised manholes in several places.
- 1.5 The surrounding land uses include large detached residential properties fronting Bartons Road. These include Eastleigh House a listed building with planning consent for mixed office and residential use. To the north-west is Havant Garden Centre and Maidenhead Aquatics and associated car parking areas. To the western side of the site is the relatively high density residential development of the former Locks Farm.

2 Planning History

APP/15/01435 - Outline application for residential development (175 dwellings) with associated infrastructure., PERM,01/12/2016

This application was an outline application with all matters reserved with the exception of access. The current application relates to the reserved matters for this outline permission.

An associated S106 Agreement dated 23rd November 2016 was secured with this permission. The S106 included:

Affordable housing requirements
 Common Parts Management and Maintenance
 Management Company
 Management Plan
 SUDs requirements
 Employment & Skills Plan
 Access to adjoining land (Helmsley House)
 Footpath and Cycle route requirements
 Off site pedestrian/Cycle Improvements
 Site Access Works
 Travel Plan requirements
 Highway Works
 Sustainable Transport Contribution £65,000
 Education Financial Contribution £997,089
 Solent Recreation Mitigation Project Contribution £38,800

APP/18/00565 - Formation of access road from Bartons Road to residential development site. This is a current application and would be subject to a S106 Agreement.

3 Proposal

Reserved matters application following outline permission APP/15/01435 seeking approval for layout, scale, appearance and landscaping for 175No. dwellings (including 53 affordable homes) comprising 5 x 1 bed flats, 18 x 2 bed flats, 28 x 2 bed houses, 84 x 3 bed houses and 40 x 4 bed houses; play area and public spaces, roads, footways, cycleway, and drainage features.

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

CS1	(Health and Wellbeing)
CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS13	(Green Infrastructure)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS8	(Community Safety)
CS8	(Community Safety)
DM10	(Pollution)
DM11	(Planning for More Sustainable Travel)
DM12	(Mitigating the Impacts of Travel)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

HB1	(Havant and Bedhampton Housing Allocations)
AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

The same Arboricultural comments apply as the Outline application APP/15/01435

Previous comments in relation to Outline Application:

The supporting arboricultural evidence is comprehensive and I make the following points:

Minimal tree removal is required to facilitate development as well as a requirement for some tree pruning works to facilitate works.

The trees and hedges proposed for removal are all of low/fair value and grading and some could have been removed for sound arboricultural reasons regardless of any redevelopment proposals. These trees should not be considered a constraint to development for a site of this size.

The land has been the subject of agricultural management and although the trees are open grown, their root structures will have been compromised as ploughing is clearly evident well into the RPAs of the trees as is usual with an crop field. Hence the roots will have adapted to this process over the years - roots are unlikely to be found within the usual top 500mm of soil in this instance. (extensive ploughing over the years with have cause major disruption).

Provided that the methodology prescribed in the AMS & TPP report is strictly adhered to and a pre commencement meeting is conditioned, plus site monitoring exercises are undertaken I would expect the retained trees to survive the development unscathed and to continue to grow on in the future.

I would like to see at full application stage a comprehensive planting programme implemented so as to enhance the site - opportunity on a site of this size for extensive semi mature planting is achievable.

Therefore I have no objections to this scheme in arboricultural terms.

Building Control, Havant Borough Council

Consultation with Southern Water regarding Surface and foul sewers to be undertaken

Community Infrastructure Officer

CIL

The CIL rate is set out in our Charging Schedule:

[http://www.havant.gov.uk/sites/default/files/documents/H BC%20CIL %20Charging %20Schedule%20Full%20Document%20Feb%202013. pdf](http://www.havant.gov.uk/sites/default/files/documents/H%20BC%20CIL%20Charging%20Schedule%20Full%20Document%20Feb%202013.pdf)

The amounts in the Charging Schedule are indexed according to the year in which permission is issued. If the permission were issued in 2018 the amount of indexation would be 34.82% (this would increase if the permission were issued in 2019).

The applicant will need to submit CIL Form 2 to obtain mandatory social housing relief. With larger sites the Developer may wish to consider phasing the development. Any phasing of the site should be agreed prior to the granting of permission. See Appendix A at the end of this document.

S106

Subject to statutory consultee responses we would expect the S106 to include (amongst any other site specific obligations necessary):

1. Affordable Housing
2. Monitoring Fees*
3. Management Company
4. Management Plan
5. Solent Recreation Mitigation Strategy (see further information)**
6. Education (HCC)
7. Travel Plan (HCC)
8. Highway Works (HCC)
9. Site Specific Transport Improvements (HCC)
10. Others?

SEE THE HBC DEVELOPER CONTRIBUTIONS GUIDE FOR ADDITIONAL INFORMATION:

<http://www.havant.gov.uk/planning-and-environment/planning-policy/community-infrastructure/levv/developer-contributions-guide>

Officer Comment: *This is a Reserved Matters application and the Outline Consent secured the S106 requirements associated with this development.*

Countryside Access Team

No comments received

County Ecologist

The submitted Updated Mitigation Statement and Habitat Creation and Management Plan (the Ecology Co-op, May 2018) contains details of proposed pond, wildflower grassland and hedgerow creation and management, as well as details of compensatory/enhancement features such as bat boxes. Also included is a reptile translocation methodology, including the establishment of two reptile receptor areas nearby. These are all acceptable and the details within should be implemented as described (unless approved in writing by the LPA).

The issue of bats and lighting was, I understand, still under discussion. I was involved in some discussion in September of this year and my understanding was that some further details would be needed from the ecologist to ensure that lighting recommendations were in accordance with HCC lighting standards. Once the lighting section of the mitigation statement has been amended as necessary, I can provide finalised comments.

Crime Prevention -Major Apps

Plots 5 and 6 and 65 and 66 (there maybe others) are accessed directly from an area of Public Open Space (POS), this is not safe, it significantly increases the opportunities for crime and anti-social behaviour. Planning guidance advises "There

should be clear definition between public and private space. A buffer zone, such as a front garden, can successfully be used between public outdoor space and private internal space to support privacy and security." Each dwelling with a similar access should be provided with a generous front garden, the garden should be enclosed by a robust boundary treatment, perhaps hoop topped railings, approximately 1 m high.

In addition a number of plots have a boundary with an area of POS (plots: 1, 6, 16, 86, 89 and 125 would be examples of this) which increases the vulnerability of these dwellings to crime and anti-social behaviour. Planning guidance advises "There should be clear definition between public and private space. A buffer zone, such as a front garden, can successfully be used between public outdoor space and private internal space to support privacy and security." To reduce the opportunities for crime and anti-social behaviour the rear garden boundary treatments adjacent to the POS should be of robust construction, constructed as 1.8m of close board fence topped with 300mm of trellis.

Plot 16 is located where the footpath link enters the development from Bartons Road. The dwelling does not provide natural surveillance of the footpath as it enters the development from the north. From the plan it appears easily possible to access the rear boundary treatment from this general area, which increases the vulnerability of the dwelling to crime and anti-social behaviour. To reduce the vulnerability of crime a high level of street lighting should be provided at the place the footpath link enters the development.

The Eastern flank wall of plot numbers 86 and 124 are easily accessible from the green ribbon running along the eastern side of the development. This increases the vulnerability of these plots to crime and anti-social behaviour. Planning guidance advises "There should be clear definition between public and private space. A buffer zone, such as a front garden, can successfully be used between public outdoor space and private internal space to support privacy and security." To reduce the opportunities for crime and anti-social behaviour a generous side garden should be provided along this eastern side of these dwellings.

Rear garden access for a number of properties is via a communal rear access footpath or from a car park. Some acquisitive crimes such as theft and burglary are often facilitated by access to the rear of the property. Planning guidance advises that "Planning should promote appropriate security measures" it goes on to say "Taking proportionate security measures should be a central consideration to the planning and delivery of new development and substantive retrofits." Therefore, to reduce the opportunities for crime in the first instance I would recommend that all rear garden access is in curtilage. However, if this is not desirable I recommend that all rear garden access gates are fitted with key operated locks that can be operated from either side of the gate.

A number of dwellings have parking to the rear or side, this limits the natural surveillance of the parking spaces, which increases their vulnerability to crime. Planning guidance advises that "Natural surveillance of parked cars is an important consideration." To reduce the vulnerability of these parking spaces to crime, greater natural surveillance should be provided, this might be achieved by providing more windows in the overlooking elevations at first floor level.

To provide for the safety and security of residents and visitors lighting throughout the development should conform to the relevant sections of BS5489:2013.

Officer Comment:

Issues identified have been raised with the development team where relevant and amendments secured. The plots adjacent to POS have generally been provided with landscaping, railings, walls and fences to provide differentiation between POS and private areas. In addition private amenity areas are secured by fencing/walls. Lighting is subject to conditions on the outline consent. The turning of plots 15/16 increases overlooking to the link to Bartons Road as it enters the site. robust boundary treatment is secured to the rear garden of plot 16. The flank walls to plots 86 and 124 face onto a landscaped buffer and contain no side windows. This area is a landscaping belt and is not a general access POS and so it is considered unlikely that the belt would provide a gathering point for antisocial behaviour.

In relation to rear access security, an informative is recommended in relation to the fitting of suitable locks.

Communal parking is generally overlooked and parking is within blocks; other parking is within curtilage.

Southern Water**Final Comments:**

Further to our previous correspondence dated the 27th November 2018 regarding the above proposed above development site.

I understand that the current reserved matters application is seeking approval from the Local Planning Authority for the proposed layout, scale, appearance and landscaping only (i.e. the positions and appearance of housing, roads, open space/landscaping and drainage swales), and is not expressly seeking consent for the detailed drainage design that will end up serving the site and which is the subject of Condition 6 of the Outline Planning Permission APP/15/01435.

Southern Water's current position with respect to the site is as follows:

Southern Water would accept a surface water flow no greater than 6.5 l/s to be discharged to the public surface water network at manhole reference 2250. Therefore, Southern Water would accept the surface water from **Phase 1** only. It should be noted that the developer has submitted a 104 application/agreement to adopt the foul and surface water sewers for phase 1, which I currently going through technical review stage. A section 106 connection application would have to be submitted to Southern Water Services for approval before a connection is made to the public apparatus.

The foul flow for Phase 1 (51 units) can be discharged into the public foul sewer crossing the site. A section 106 connection application would have to be submitted for approval to Southern Water Services before a connection is made to the public apparatus.

The developer has submitted a section 185 sewer diversion application for the diversion of the public foul sewer crossing the site, which is currently at the technical vetting stage.

The above comments are for Phase 1 of the development and additional infrastructure is required to accommodate the future phasing for the development site. The developer is currently in discussions with Southern Water with regards to the delivery programme of such works which should align with the future phasing of the proposed development site.

Having regard to our current understanding of the site and its future drainage

requirements, I am satisfied that the layout of the development as shown in this reserved matters application need not prejudice the achievement of a suitable drainage solution. It is acknowledged that this detailed drainage layout will be the subject of a further submission in respect of Condition 6 of Outline Planning Permission APP/15/01435.

Further Comments:

Further to our previous correspondence regarding the above planning application consultation, Southern Water would have no objections to the details of scale and appearance of the above proposal as well as the landscaping and on-site layout as agreed and shown on drawings: Phase 2 Mains Private Drainage Layout C858 50-D131 Rev B and Adoptable Drainage Layout C85850-D101 Rev E.

The other comments in our response dated on 05/10/2018 remain unchanged and valid for the amended details.

Officer Comment: *Following a meeting held with the developer and Southern Water it is understood that a link to an existing surface water drainage system in Southleigh Road will be pursued. The original outline planning permission secures surface and foul drainage requirements. It is likely that the drainage proposals will be in two phases with phase 1 serving 51 dwellings. This is considered acceptable in principle by Southern Water subject to final confirmation now received (see above 'final comments')*

Comments 05/10/18

Further to our previous correspondence regarding the above planning application consultation, Southern Water would have no objections to the details of scale and appearance of the above proposal as well as the landscaping and on-site layout as agreed and shown on drawings: Phase 2 Mains Private Drainage Layout C85850-D131 Rev A and Adoptable Drainage Layout C85850-D101 Rev C.

The proposed layout is considered acceptable, subject to diversion of the public foul sewer to satisfaction of Southern Water under Section 185 of the Water Industry Act. No construction on site shall commence until details and layout of the public sewer diversion have been agreed and approved by Southern Water.

Officer Comment: *Condition 12 of outline planning permission requires approval of diversion prior to commencement of development. This condition remains extant*

The proposed surface water drainage will be acceptable to Southern Water, subject to provision of impermeable lining to swales and prevention of any land drainage or groundwater entering public sewers. The applicant is required to enter into Section 104 of the Water Industry Act agreement with Southern Water for adoption of on-site drainage.

The connection to the public sewers can be carried out only on completion of off-site sewerage network upgrading infrastructure works to be provided by Southern Water and funded through the New Connections Infrastructure Charges. Southern Water will seek to limit the timescales to a maximum of 24 months.

The comments in our initial consultation remain valid and unchanged and appropriate drainage condition shall be imposed on planning permission to allow implementation of the adequate drainage.

Comments dated 14.08.18

Southern Water would have no objections to the details of scale and appearance of the above proposal.

The proposed layout and landscaping features (such as swales and ponds) of above development are not acceptable to Southern Water as affecting public sewers and statutory stand off distance of this apparatus for any construction. In order to produce a suitable layout, the developer is required to agree an acceptable development and sewer diversion layout with Southern Water under Section 185 of the Water Industry Act.

The proposed surface water drainage will not be acceptable to Southern Water. Southern Water would not consider the proposals for adoption under Section 104 of the Water Industry Act and will not allow communication of any overflows from ponds, swales or other infiltration facilities with public sewers. The design of drainage should ensure that no land drainage or groundwater is to enter public sewers network.

No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public or adoptable sewers.

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order

- a Adequate soakaway or infiltration system
- b Water course
- c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

The comments in our initial consultation remain valid and unchanged and appropriate drainage condition shall be imposed on planning permission to allow design of adequate drainage.

East Hampshire District Council, Penns Place

No comments received

Engineering/Drainage

No comments received

Environment Agency**Final Comments:**

We have no objection to the proposed development as submitted.

This application is for the reserved matters application in relation to changes to the drainage. We have reviewed the Surface Water Drainage Strategy Technical Note (JNP Group June 2018). This states that the ground conditions are unsuitable for discharging water to ground. Surface water from the development will connect to the existing public surface water sewer.

Response 5.11.18

We note that, further to our previous comments, the LPA added condition 20 to the outline permission which states that deep infiltration systems shall not be used at the site. We recommend that this condition remains.

Officer Comment

Condition 20 would continue to apply.

Response 10.8.18

We have reviewed the documents relating to the surface water drainage strategy as submitted and have the following comments.

We have no objection to this reserved matters application because the surface water from the development will connect to the existing public surface water sewer, and no deep borehole soakaways are proposed.

The applicant states that consultation with Southern Water to provide capacity within the public sewer network is currently being progressed. We reserve the right to amend our position in regard to this reserved matters application should such consultation prove unsuccessful in securing sufficient capacity within the public sewer network.

Environmental Health HBC

I have reviewed the documents submitted in support of this application, alongside the comments of some key consultees.

I note in particular the comments of the flooding consultee - who points out that drainage infrastructure is not a reserved matter per se (within the meaning of T&CP DMP 2015), with the approval of details more appropriately comprising a discharge of conditions application.

This is relevant to the consultation in general, in that matters relevant to Environmental Health have either previously been dealt with, or the opportunity to make comment & secure design elements / mitigations has passed with the consenting of the 2015 OA application (for which Environmental Health was not a consultee).

SuDS;

Notwithstanding the above, or the comments from landscapes (as regards the form of the features) - the SuDS strategy principally aims to achieve flow-rate control. The pollution risk of a residential development whose surface water collection system ultimately discharges to the existing public sewer system is essentially very low. Matters relating to storage volumes and discharge rates would be more appropriately dealt with by the LLFA. I have no specific concerns relating to pollution or the exacerbation of natural geological erosion.

Air Quality;

I have taken a look at the transport assessment submitted with the outline application, and note that expanded manual turning counts suggest a vehicular flow on Bartons Road of around 11,000 MDT. Central estimate of development flows amounts to almost exactly 10% of this value, right on the screening threshold determining the requirement for an air quality assessment (>10% contribution to a 'busy' road link).

I had at the pre-application stage flagged the possible need for an air quality assessment to inform the principle of development. It is acknowledged that the

principle of development has been established under the 2015 outline consent.

I am not particularly concerned about the missed opportunity to secure a formal assessment of Air Quality (development traffic as source) - there is an argument that the eastbound / westbound routing bias from the site access (in the operational phase) is sufficient to dilute the proportional 'road link' impact below the screening threshold - which is perhaps materially relevant in this case as the most sensitive receptors are located some distance from the site access.

It is unclear if there remains opportunity to secure design features relevant to air quality, as there are few related conditions attached to the outline consent, and the reserved matters are of course limited to access, layout, scale, appearance, and landscaping. Given this, it appears that the opportunity has been missed to exercise 'air quality relevant' policies to secure a development with excellent sustainability credentials (a key means through which the Council is able to seek to secure general incremental improvements in local air quality).

I note that the development does not make any specific provision for low or zero carbon energy, renewable contributions to space heating, infrastructure to support charging of electric & plug-in hybrid vehicles, minimising the use of domestic combustion appliances, or specifying ultra-low-NOx appliances. Many of these design elements are represented within emerging policy and are relevant to the national policy direction reiterated in the revised NPPF that local policy should 'sustain compliance' with national objectives and 'where possible, improve' local air quality.

Given the stage of application, it would not appear that there is opportunity to push for an improved environmental provision.

Summary

Within the policy bounds and recognising the limited scope of the consultation; I have no material concerns or objections to make.

Conservation Officer HBC

Principal Conservation Officer – Comments

Heritage Asset & brief history

My observations relate specifically to the heritage interest which in this case is the statutory duty to safeguard the setting of heritage assets. The heritage asset in this case is Eastleigh House. Eastleigh House is grade II listed. The principal building dates from c.1820 with what appears to be an earlier lower wing. The house is built in Regency style and is orientated with the principal entrance front and aspect facing south over what is currently open countryside and the subject of the current application.

The current application is seeking approval for reserved matters (layout, scale, appearance and landscaping. This follows outline permission (ref: APP/15/01435) which was granted in 2016 for access only. During this application the Conservation Officer made the following comments:

'The proposals will cause harm to the setting of this building, however, the harm will be less than substantial but requires strong justification.'

To realise the agreed strategic housing allocation means that the open setting for Eastleigh House will be compromised. The justification for doing so would have to be based on the wider public benefit to be gained in meeting the Boroughs required strategic housing allocation in an area of high demand and limited capacity.

In weighing this in the balance, the local planning authority must ensure the mitigation measures put in place are adequate to minimise the harm caused to an acceptable degree, the current illustrative layout goes along way to achieving this. If outline permission is granted, it will be essential when dealing with reserved matters that this is not watered down.'

It was concluded in the report that the housing need and strategic allocation did justify the impact on the setting of the listed building.

Comments on reserved matters

It is impossible to maintain the present open setting and to develop the site for housing without having some detrimental impact on Eastleigh House. The objective must therefore be to mitigate the 'harm' to an acceptable level. The provision of an area of open space immediately to the south of Eastleigh House is useful. The area of land set aside in the illustrative proposals is considered to be the minimum necessary to go towards any kind of mitigation for impacting the open setting of the listed building. However, it does appear that it will contribute to the visual quality of the new housing, as well as softening the environmental impact on Eastleigh House.

Building designs close to the listed building are of a heritage style which is supported. Their height has also been limited to two storeys which again benefits the scheme. I also approve of the way the proposed buildings address the open space providing natural surveillance.

The open space also appears to have been designed as an informal space and the opportunity has been taken to add additional planting which will make a positive contribution to the development over time.

Conclusion

I feel the reserved matters go a long way to mitigating against the harm to the Grade II listed Eastleigh House and as such I would be happy if this application was approved.

Housing HBC

Current planning policy requirements Core Strategy policy CS9. 2, the Havant Borough Housing SPD (July 2011), the governments Ministerial Statement published during the summer of 2016, the Local Plan Housing Statement, and the emerging Havant Borough Local 2036 mean that developments of 11 units or more would be required to provide 30-40% affordable housing on site; plus, town centres should be able to include 20% affordable housing.

The applicants are proposing 175 residential units comprising 1, 2, 3 and 4-bedroom homes, and have detailed their intention to provide 53 affordable units with the following mix:

Size	Number
------	--------

1 bed flat	5
2 bed flat	18
2 bed house	8
3 bed	18
4 bed	4
TOTAL	53

The applicants have confirmed that of these 53 affordable units, 35 will be for Affordable Rent and 18 will be for Shared Ownership which represents an acceptable 66/34 % split in favour of the rented homes.

I am also very pleased to see that several 4-bedroom homes are included in the affordable rented provision; this will help meet the housing needs of the borough; currently applicants requiring 4 bedrooms are waiting on average 8 years 8 months for an offer of accommodation through the housing register.

The demand for affordable housing remains high within Havant borough; as at 16th July 2018 there were 1798 households registered on Hampshire Home Choice seeking accommodation in our area and of these 868 are waiting for a one-bedroom home, 628 for a two bed, 234 for a 3 bed, and 68 for a 4+ bedroom home.

Development Engineer HBC

The Highway Authority would like a meeting with the developers to discuss the establishment of future cycle/footway to future developments to ensure its permeability and accessibility.

Officer Comment: *The issues raised in relation to permeability (south of the site to potential development site beyond) and links through the site have been discussed and amended in relation to the scheme. The Jasponica Way / Bartons Road shared footpath and cycle link also require a S38 agreement with HCC. The layout of units 15/16 have been amended in consultation with the Development Engineer to secure a suitable approach to the Bartons Road section of the link.*

Planning Policy

Policy Comments:

As the principle for this development and the access have already been established through the outline permission, I limit my comments to certain points of detail.

Permeability & Connectivity

I am pleased to see that the layout allows for a future connection westwards to the adjacent proposed strategic site at Southleigh, for which a masterplan has been prepared.

Pending development of the Southleigh Site, these connection points are shown as cul-de-sacs in the current application. Any agreed future management arrangements should account for this and must allow the potential for the cul-de-sacs to be opened up to pedestrian and cycle movements in the future.

Parking

The applicant's Planning Statement claims that parking provision on site meets the requirements of the council's SPD. However, if the detailed table in paragraph 3.7 of that statement is correct, then the parking standards will not have been met. That

table shows the allocation of 1 space to each 2 bedroom flat, when the Parking SPD requires 2 spaces per 2 bed dwellings regardless of dwelling type (or 1.3 spaces if unallocated shared spaces for flats). The statement also does not confirm whether the requirement for 20% visitor spaces has been met.

Officer Comment: *Parking requirements are considered in part 7*

Waste Strategy

No comments received

Hampshire County Council Archaeology

I would not raise any archaeological issues in relation to the reserve matters and would continue to rely on the archaeological conditions attached to the outline planning permission to secure any archaeological concerns. I can confirm that in relation to condition 7 the archaeological evaluation was completed and reported, and it did identify significant archaeological evidence that merited recording. This recording is secured by condition 8 and I can confirm that the archaeologist are in the field and this work is in hand and I have been monitoring it. Once the field work is complete there will follow a stage of post excavation analysis which will culminate in a report of the results (condition 9), but this stage cannot take place until the field work has been completed.

Hampshire Biodiversity Information Centre

Adjacent to priority habitat - Lowland mixed deciduous woodland

Within 100m priority habitat - Wet woodland

Within 50m protected and notable species - Crosswort, Green Sandpiper

Within 100m SINC - Southleigh Forest (South)

Hampshire County Council Minerals

The proposed development lies within the mineral and waste consultation area (MWCA) - Minerals section. This area is informed by the mineral safeguarding area (MSA) as defined through Policy 15: Safeguarding - mineral resources of the adopted Hampshire Minerals and Waste Plan (2013) (HMWP) and indicates where viable, safeguarded mineral resources are likely to be present.

A mineral safeguarding report was previously submitted in relation to outline application APP/150/01435. Dated 28th April, 2016, it contained sufficient primary data as a result of geological exploratory investigation to demonstrate that sterilisation of potential economic mineral reserves would not occur and that Policy 15: Safeguarding - mineral resources can be satisfied. Following outline permission, HCC as the MWPA for Havant Borough require no further information to be submitted in relation to this reserved matters application.

Hampshire County Council, Strategic Planning Unit

No comments received

Hampshire Fire and Rescue Service, Business Fire Safety

Have received your recent T & C application for the above project a previous letter has been sent (12-01-2016) and is still valid with the comments given at that time.

Comments provided (in relation to outline planning permission) 12.1.16

Building Regulations: Access for Firefighting

Access and facilities for Fire Service Appliances and Firefighters should be in

accordance with Approved Document B5 of the current Building Regulations.

Hampshire Act 1983 Section 12 - Access for Fire Service

Access to the proposed site should be in accordance with Hampshire Act 1983 Sect, 12 (Access to buildings within the site will be dealt with as part of the building regulations application at a later stage). Access roads to the site should be in accordance with Approved Document B5 of the current Building Regulations.

Fire and Rescue Services Act 2004

The following recommendations are advisory only and do not form part of any current legal requirement of this Authority.

Access for High Reach Appliances

High reach appliances currently operated by the Hampshire Fire and Rescue Service exceed the maximum requirements given in Section 17 of the Approved Document B. When considering high rise buildings these variations should be considered as additions and incorporated as follows.

Structures such as bridges, which a high rise appliance may need to cross should have a maximum carrying capacity of 26 tonnes. Where the operation of a high reach vehicle is envisaged, a road or hard standing is required 6m wide. In addition, the road or hard standing needs to be positioned so that its nearer edge is not less than 3m from the face of the building.

Water Supplies

Additional water supplies for fire fighting may be necessary. You should contact the Community Response Support, Hampshire Fire and Rescue Headquarters, Leigh Road, Eastleigh, S050 9SJ (risk.information@hantsfire.gov.uk) to discuss your proposals.

Sprinklers

Hampshire Fire and Rescue Service (HFRS) would strongly recommend that consideration be given to include the installation of Automatic Water Suppression Systems (AWSS) as part of a total fire protection package to:-

- . Protect Life;
- . Protect Property, Heritage, the Environment and our Climate;
- . Help promote and sustain Business Continuity; and
- . Permit design freedoms and encourage innovative, inclusive and sustainable architecture.

The use of AWSS can add significant benefit to the structural protection of buildings from damage by fire.

HFRS are fully committed to promoting Fire Protection Systems for both business and domestic premises. Support is offered to assist all in achieving a reduction of loss of life and the impact on the wider community.

Fire fighting and the Environment

Should a serious unsuppressed fire occur on the premises, the water environment may become polluted with 'fire water run-off' that may include foam. The Fire Service will liaise with the Environment Agency at any incident where they are in attendance and under certain circumstances, where there is a serious risk to the environment, a controlled burn' may take place. This of course could lead to the total loss of the building and its contents. Premises occupiers have a duty to prevent and mitigate

damage to the water environment from 'fire water run off' and other spillages.

Further guidance on preventing pollution can be found in the following Environment Agency publications:

- a) Managing Fire Water and Major Spillages: PPG18
- b) Pollution Incident Response Planning: PPG21
- c) Controlled Burn: PPG28

Timber Framed Buildings

These types of buildings are particularly vulnerable to severe fire damage and fire spread during the construction phase.

The UK Timber Frame Association publication '16 Steps to Fire Safety on Timber Frame Construction Sites' provides guidance on this issue and is available from <http://uktfa.com/>

This guidance should be read in conjunction with the 'Joint Code of Practice on the Protection from Fire of Construction Sites and Buildings Undergoing Renovation', published by the Construction Confederation and The Fire Protection Association (Sixth Edition, ISBN 1-902790-33-2). Copies of the 'Joint Codes of Practice' and useful sister publication, 'Construction Site Fire Prevention Checklist' (Second edition, ISBN1-902790-32-4), are available for purchase from the FPA (www.thefpa.co.uk) and from Construction Industry Press (www.cip-books.com)

HCC Childrens Services (Education)

Final Comments 8.8.18

On the basis that this is a reserved matter application I'm happy to stay with the original request for the funding. The reason it has changed is that we are working to drive down the capital costs of the buildings. The original sum requested is also at 4Q2015 price base (TPI All-In Index at 266). To bring it up to 4Q2016 price base this amount would change to £1,072,058 (index at 4Q2016 was 286) and this will change again and be adjusted to the time the contribution is paid.

Response 24.7.18

The proposed development of 175 dwellings would usually be expected to generate a total of 53 additional primary age children. This is based on a figure of 0.3 primary age children per new dwelling which was derived by conducting demographic surveys of developments that have been completed within Hampshire and calculating the average number of primary age children on those developments. The development site is served by Sharps Copse Primary School which is full and forecast to remain full. Consequently additional primary school places will be needed to cater for the additional 53 pupils and a contribution is sought from the developer to pay for this expansion. Details of the forecasting methodology used, along with the current pupil numbers in Sharps Copse Primary School can be found at Appendix A.

Similarly Havant Academy serves the proposed development but it can be noted in Appendix A that there is a sufficient number of secondary school places available to accommodate the yield from the proposed development.

The County Council has used previous extension projects to derive a cost for the proposed expansion, and this is estimated at £770,549. This is based on the pro-rata cost of providing two additional classrooms to accommodate the pupils from this development. Details of how these costs were derived can be found in Appendix B. This will go towards any expansion to Sharps copse Primary School.

No contribution will be sought to provide additional secondary school places owing to the surplus places within the existing schools.

In summary, the contribution towards the expansion of Sharps Copse Primary School is necessary as without an expansion it will not be able to accommodate the children from the development. The level of contribution being sought is based on the number of additional classrooms required to accommodate these children at the school and therefore is fairly and reasonably related in scale and kind to the development. This information is supported by the County Council's 'Planning for School Places Guidance Document' which sets out the methodology for assessing the impact of development on education infrastructure.

Recommendation

The County Council, as Local Education Authority, raises no objection to the planning application subject to:

The following Grampian planning condition being included in any planning permission in order to mitigate the impact of the development on educational infrastructure and ensure that sufficient school places are provided to accommodate the additional children expected to be generated by the development.

No development shall take place until a scheme to provide additional school places at Sharps Copse Primary School has been agreed in writing by the Local Planning Authority, in consultation with the Local Education Authority. No part of the development shall be occupied until the approved scheme has been implemented. Without the provision of a contribution towards the provision of additional school places the County Council, as Local Education Authority, would object to the proposal on the grounds that the impact on the existing infrastructure cannot be sufficiently mitigated and therefore the development is unacceptable in planning terms.

Details of contribution

The cost of the provision of each additional primary school place, based on outturn costs of recently completed schemes is £14,539. This cost is based at 4Q2016 price base using the BeIS TPI All-In Index. The index for 4Q2016 is 286. The contribution is to be index linked from this price base until the payment of the funding.

HCC Highways

I can confirm that the Highways Authority's comments on this application should be made by the District Council's own engineers, due to the size of the application being below that of the Agency threshold and agreement.

Landscape Team HBC

Final Comments:

From a landscape perspective we are pleased that the majority of our comments have been taken on board and are reflected within the revised plans, however we have the following comments:

- We require details of lighting strategy to be submitted, this needs to include appropriate lighting for the shared footpath/cycle path.

Officer Comment

The outline planning permission includes a lighting conditions.

Original Comments:

From a landscape perspective we have the following comments:

- We have concerns that our initial comment in relation to fencing off SWALEs has not been taken into account

Site drainage requires sufficient provision of space within the site masterplan to be calculated and demonstrated from the outset. SWALEs and other associated features need to be appropriately integrated within open space areas, but outside existing tree root protection areas (including that associated with the woodland edge). Steep-sided, fenced off features of artificial appearance will not be acceptable. Accessible, gently graded slope sides will allow access / egress for some informal play provision, ease of future maintenance and improved biodiversity. Details e.g. outfalls / header walls and other associated elements will need to be appropriately detailed using materials to fit with the development palette.

The submitted boundary materials layout drawing no. P104 proposes a 1.2m post and wire fencing encasing the Suds design, which is contrary to our comment. What is the rationale to include the wire fencing? This design intervention will cause access issues for maintenance and creates a sterile unnatural environment, which is not deemed acceptable. We require cross-sections, elevations and level details of all the proposed SWALEs to understand the finished levels and slope gradient.

- We require details of lighting strategy to be submitted, this needs to include appropriate lighting for the shared footpath/cycle path.

- The proposed tree species along the eastern boundary do not adhere to our initial comment

The existing landscape character of the area consists of large mature native tree and mixed native hedgerow forming the boundary treatments to fields/developments. This feature needs to be continued within this development, as such we will need to see significant boundary planting along the whole of the eastern edge of the site. This should be made up of large native trees and mixed native species hedgerow.

We would want to see legacy trees UK native trees such as *Quercus robur* punctuating the boundary hedging to continue the existing landscape character. Furthermore the rationale to locate the native hedgerow adjacent to the access road and not the site boundary is unclear as such we want to see a continuous hedgerow along the whole of the eastern boundary.

- There is insufficient information supplied in relation to the boundary details. Boundary details requiring submission of fully annotated plans at sufficient scale showing the locations of existing, retained and proposed new boundary treatments, with scaled elevation drawings to show height, design, materials, type and colour of proposed new walling / fencing or other type of enclosure and associated gates.

Local Lead Flood Authority HCC

Final Comments

Thank you for consulting us on the above planning application. Hampshire County Council as Lead Local Flood Authority has provided comments in relation to the above application as our statutory consultee role in relation to surface water drainage for major development.

Surface Water Drainage

We have reviewed the following information in relation to the planning application:

- . Surface Water Drainage Strategy Technical Note ref: TN01/KT
- . SuDS Maintenance Report ref: C85850-R100
- . Phase 2 Flood Route Plan ref: C85850-D131
- . Phase 2 Mains Private Drainage Layout ref: C85850-D131 B
- . Phase 1 Flood Route Plan ref: C85850-D112 A
- . Adoptable Drainage Layout C85850-D101 E

The submitted information addresses our previous comments and we have no further queries.

The proposals for surface water drainage meet the current standards/best practice in relation to surface water drainage.

Please see below for further general guidance for the application

It is important to ensure that the long-term maintenance and responsibility for Sustainable Drainage Systems is agreed between the Local Planning Authority and the applicant before planning permission is granted. This should involve discussions with those adopting and/or maintaining the proposed systems, which could include the Highway Authority, Planning Authority, Parish Councils, Water Companies and private management companies.

For SuDS systems to be adopted by Hampshire Highways it is recommended that you visit the website at:

<https://www.hants.gov.uk/transport/developers/constructionstandards> for guidance on which drainage features would be suitable for adoption.

Where the proposals are connecting to an existing drainage system it is likely that the authorities responsible for maintaining those systems will have their own design requirements. These requirements will need to be reviewed and agreed as part of any surface water drainage scheme.

Officer Comment: *The SUDS management and maintenance requirements have been secured via the S106 Agreement associated with the outline planning permission.*

Comments dated 3/9/18

Thank you for consulting us on the above planning application. Hampshire County Council as Lead Local Flood Authority has provided comments in relation to the above application as our statutory consultee role in relation to surface water drainage for major development.

Surface Water Drainage

We have reviewed the following information in relation to the planning application:

- . Surface Water Drainage Strategy Technical Note ref: TN01/KT A
- . Phase 2 Surface Water Drainage Area Plan ref: C85850-SK113
- . Phase 2 Surface Water Drainage Strategy ref: C85850-SK112
- . Phase 1 Surface Water Drainage Area Plan ref: C85850-SK111
- . Phase 1 Surface Water Drainage Strategy ref: C85850-SK110

- . C85850-C101 Phase 2 Surface Water Calculations
- . C85850-C100 Phase 1 Surface Water Calculations

The information provided demonstrates a suitable surface water drainage strategy for the site but in order for us to consider it fully as in accordance with best practise we require the following additional information:

- . Plans showing the locations where there is potential for water to pond and flow. The 1: 1 00 + climate change storm scenario shows some areas of flooding and these should be identified on this plan together with extent and depth.
- . Additional information in relation to maintenance. The primary drainage features have been identified with the body responsible for maintenance but this also needs to include the pipe work and other connecting features.
- . In addition, maintenance schedules should be provided to identify what maintenance is required and at what frequency. Please refer to the Ciria SuDS Manual C753 for examples.

Please see below for further general guidance for the application

It is important to ensure that the long-term maintenance and responsibility for Sustainable Drainage Systems is agreed between the Local Planning Authority and the applicant before planning permission is granted. This should involve discussions with those adopting and/or maintaining the proposed systems, which could include the Highway Authority, Planning Authority, Parish Councils, Water Companies and private management companies. For SuDS systems to be adopted by Hampshire Highways it is recommended that you visit the website at:

<https://www.hants.gov.uk/transport/developers/constructionstandards> for guidance on which drainage features would be suitable for adoption.

Where the proposals are connecting to an existing drainage system it is likely that the authorities responsible for maintaining those systems will have their own design requirements. These requirements will need to be reviewed and agreed as part of any surface water drainage scheme.

Comments dated 21.08.18

The comments in our response dated on 02/07/2018 remain unchanged and valid. In order to confirm the acceptability of the submitted drainage layouts, any proposals for diversion of public sewers shall be agreed and approved by Southern Water under Section 185 of the Water Industry Act.

This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991. Please note that non-compliance with Sewers for Adoption standards will preclude future adoption of the foul sewerage and surface water network on site. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers.

Natural England

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

Since this application will result in a net increase in residential accommodation, impacts to the coastal Special Protection Area(s) and Ramsar Site(s) may result from increased recreational disturbance. Your authority has measures in place to manage these potential impacts through the agreed strategic solution which we consider to be

ecologically sound. Subject to the appropriate financial contribution being secured, Natural England is satisfied that the proposal will mitigate against the potential recreational impacts of the development on the site(s). Our advice is that this needs to be confirmed by the Council, as the competent authority, via an appropriate assessment to ensure there is no adverse effect on the integrity of the site(s) in accordance with the Conservation of Habitats & Species Regulations 2017.

Officer Comment: *This is a reserved matters application where the quantum of residential development has already been established and a financial contribution secured in relation to the impacts on the SPA via the S106 agreement associated with the Outline Planning Permission. the contribution was based on the requirements pertaining at that time which provided a fixed rate per residential unit. The development was also screened in June 2016 where it was established that this is not EIA development.*

Protected Landscapes - South Downs National Park

The proposed development is for a site within or close to a nationally designated landscape namely South Downs National Park. Natural England advises that the planning authority uses national and local policies, together with local landscape expertise and information to determine the proposal. The policy and statutory framework to guide your decision and the role of local advice are explained below.

Your decision should be guided by paragraph 115 of the National Planning Policy Framework which gives the highest status of protection for the 'landscape and scenic beauty' of AONBs and National Parks. For major development proposals paragraph 116 sets out criteria to determine whether the development should exceptionally be permitted within the designated landscape.

Alongside national policy you should also apply landscape policies set out in your development plan, or appropriate saved policies.

The landscape advisor/planner for the National Park will be best placed to provide you with detailed advice about this development proposal. Their knowledge of the site and its wider landscape setting, together with the aims and objectives of the park's management plan, will be a valuable contribution to the planning decision. Where available, a local Landscape Character Assessment can also be a helpful guide to the landscape's sensitivity to this type of development and its capacity to accommodate the proposed development.

The statutory purposes of the National Park are to conserve and enhance the natural beauty, wildlife and cultural heritage of the park; and to promote opportunities for the understanding and enjoyment of the special qualities of the park by the public. You should assess the application carefully as to whether the proposed development would have a significant impact on or harm those statutory purposes. Relevant to this is the duty on public bodies to 'have regard' for those statutory purposes in carrying out their functions (section 11 A(2) of the National Parks and Access to the Countryside Act 1949 (as amended)). The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty.

Officer Comment: *The impact on the landscape has been assessed at outline stage in terms of the principle of residential development and in part 7 below in terms of the reserved matters design and layout. It is considered that the development would have an acceptable impact on the National Park and open landscape.*

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website.

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

Portsmouth Water Company

Final Comments

No additional comments to those provided on 22nd October and 25th July 2018.

Comments 22nd October:

Surface Water Strategy

Phase 1 and Phase 2 Surface Water Drainage Strategy proposes surface water will be managed through swales (Phase 2 only), box culverts and attenuation tanks connecting and discharging to the existing surface water sewer east of the site.

Based on the information submitted in:

- . PHASE_1_SURFACE_WATER_DRAINAGE_AREA_PLAN-1125693;
- . PHASE_1_SURFACE_WATER_DRAINAGE_STRATEGY-1125695;
- . PHASE_2_SURFACE_WATER_DRAINAGE_AREA_PLAN-1125691;
- . PHASE_2_SURFACE_WATER_DRAINAGE_STRATEGY-1125692;
- . PHASE_2_SWALE_DETAILS-1139145;

Portsmouth Water have no further comments on surface water drainage.

Foul Water Drainage

Portsmouth Water require the use of the highest specification pipework and designs for schemes involving new sewerage systems in SPZI to minimise leakage. Please provide details of the proposed foul drainage pipe-work including materials and pollution prevention measures.

General

No further information has been submitted relating to piling or foundation design therefore our comments dated 25 July still stand in relation to foundation design.

Officer Comment:

A condition is recommended in relation to the design of foul sewer pipework and pollution prevention measures.

Comments 25th July 2018

Site Setting

The site is located in Source Protection Zone 1c (SPZ1c) for the Havant and Bedhampton Springs an essential Public Water Supply Source. The site lies on Made Ground overlying Bedrock consisting of the London Clay Formation.

The SPZ1c relates to subsurface activity only, where the Chalk aquifer is confined by the Lambeth Group and London Clay Formation and may be impacted by deep drilling activities.

Drainage

The Surface Water Drainage Strategy Technical Note ref: TNOI/KT A states the ground conditions are unsuitable for the discharge of surface water to ground. Surface water from the development will connect to the existing surface water sewer. In addition, surface water drainage attenuation will be provided within a combination of below ground oversized pipes, box culverts, permeable pavements and above ground swales. Due to the proposed surface water drainage strategy entailing relatively shallow systems Portsmouth Water have no further comments on the proposed Surface Water Drainage for the site.

There is no documentation on the proposed Foul Water Drainage Strategy, Portsmouth Water would wish to see the proposed Foul Water Drainage Strategy. Portsmouth Water has a presumption against the discharge of foul into ground where adequate pollution prevention measures are not in place.

Portsmouth Water therefore require further information on the foul water drainage design to be submitted for further consideration prior to approval. This should include as a minimum:

- a) the methods / materials to be used for construction;
- b) details of the connections to foul sewers;
- c) details of any discharges to surface water courses; and
- d) any proposals for the use of SUDS (Sustainable Drainage Systems)

Piling & Foundations

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, vibration and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Portsmouth Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Portsmouth Water require further information on foundation design be submitted for detailed consideration. This should include as a minimum:

- a) the methods to be used;
- b) the design depths of the various structures involved and rationale;
- c) the density of piling, if any; and
- d) details of materials to be removed or imported to site.

Officer Comment: *A condition is recommended to address the piling issue.*

Property Management (formerly County Estates Department) Hampshire County Council

No comments received

Public Health Team HCC

Thank you for the opportunity to comment on this application. We would like to put forward the following comments/recommendations:

1. Internal space standards

We note and welcome the provision of adequate internal space (ie. above the Nationally Described Minimum Standards) specified within the Schedule of

Accommodation.

Recommendation 1: The proposed internal space specifications within the Schedule of Accommodation are maintained.

2. Travel

We note and support the desire to promote sustainable travel and encourage walking and cycling within the current reserved matters application. Active travel has multiple benefits for communities and individuals, including health benefits. However, we are concerned that residents of the proposed 1 and 2 bedroom flats may lack adequate cycle storage, compared to residents of houses who will have access to larger private, secure storage areas (i.e. gardens sheds and/or garages). Enabling safe cycle storage will create an opportunity to build physical activity into daily living.

Recommendation 2: Increase the provision of secure, enclosed cycle storage for residents of the proposed flats.

Officer Comment: *A condition is recommended to ensure that cycle parking to flats is provided in accordance with the Councils parking standards.*

3. Affordable homes

We note and welcome the allocation of 53 homes as "affordable tenures". However, Policy CS9 Housing of The Havant Borough Core Strategy 2011 sets out a target to deliver on average 30-40% affordable housing on sites of 15 dwellings or more. It is therefore disappointing that the affordable/market split in the proposed development is set at the very minimum (30.3% affordable). The Core Strategy also states that, in relation to the tenure split of affordable housing, "65-70% of affordable homes should be social rented". Truly affordable homes can help to address health inequalities, an important issue in Havant.

Recommendation 3: An increased number of properties should be delivered as affordable housing, with at least of 65% of these made available for social rent.

Officer Comment: *The affordable housing provision is set by the S106 Agreement secured at outline stage. This required not less than 30% affordable Housing. The mix and tenure has been considered by the Councils Housing Officer and is considered appropriate.*

Furthermore, whilst we note and welcome the "tenure blind" design of homes within the proposed development, we feel there is potential for improving the even distribution of affordable homes within the proposed dwelling distribution plan to ensure a balanced community and improved community cohesion. Emerging policy within the draft Havant Local Plan states that "Affordable housing should be evenly spread across the site." We note that many of the affordable homes within the proposed development are clustered together.

We also note that the affordable homes will be more densely concentrated in the north west corner of the proposed development, since this section of the development has been allocated the greatest number of 1 and 2 bedroom flats. Flats within the proposed development have not been allocated private or shared gardens. The north west corner of the site affords views of the car park of and buildings related to the existing garden centre to the north and west and proposed car parking and private dwellings to the south and east. This means that, under current proposals, the area of greatest density of affordable housing is afforded the poorest views of and access to green space. In general, we believe this to be a theme for the affordable housing across the proposed development, with the majority deprived of views and/or direct access to

shared or open green spaces when compared to the homes planned for private tenure. We are very concerned that this could contribute to the widening of health inequalities within Havant, since exposure to green space has multiple associated mental and physical health benefits.

Recommendation 4: Amend the planned tenure distribution to reduce the clustering of affordable homes within the planned development. Additionally, make amendments to the planned layout and distribution of the proposed development to ensure that homes allocated for affordable tenures have, on the whole, equal exposure (i.e. views of or direct access to) to green space as homes allocated for private tenures.

Officer Comment: *The affordable housing provision is 'pepper potted' across the site and includes a mix of unit sizes. It is recognised that the Councils Housing needs include a large number of people requiring 1 or 2 bed units on the waiting list. This need is reflected in the 1 and 2 bed flats proposed. Overall the layout and design of affordable units is considered acceptable and is supported by the Councils Housing Officer.*

4. Green space and recreation

As discussed previously, exposure to green space has multiple associated mental and physical health benefits. This is especially true when used for recreational, exercise and physical activity purposes. We note and welcome the proposal for the inclusion of "high quality public open space, local area play and amenity spaces". However, we note that the design and size specifications have not been stated. We presume these will be specified and available for consultation at a later date.

Recommendation 5: For proposals for public open space, local area play and amenity spaces to be developed and made available for consultation. We would not support any development that failed to adhere to emerging policy related to green space within the Draft Havant Local Plan, which states that "Proposals for residential development of 50 dwellings or more will be permitted where on-site open space is provided to a standard of 1.5 ha per 1,000 population". We recommend the provision of allotments within the proposed areas of green space to support healthy lifestyles, as there is currently a waiting list for the allotments in New Road, Havant (FOI request 2nd March 2018, published online). We also recommend the provision of appropriate LAPs, LEAPs and NEAPs, in line with guidance from Fields in Trust".

Officer Comment: *The emerging policies of the Draft Havant Borough Local Plan 2036 currently carry little weight and cannot be relied upon to secure a quantum of open space nor the provision of allotments. The development includes areas of open space centred around existing trees, setting of historic building and landscape and swale features. A Local Area of Play is provided. The open space planting, tree retention and linkages are considered appropriate and considered further in part 7. A condition is recommended in relation to the design of the LAP.*

Scottish and Southern Energy (Major Apps)

No comments received

SE Hants Clinical Commissioning Group

No comments received

Southern Electric

No comments received

Southern Gas Networks - stage 1

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed.

Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

Officer Comment: *An informative is recommended in relation to Southern Gas correspondence to draw the applicants attention to this issue.*

Open Spaces Manager

No comments received

Traffic Management, HBC

Traffic team has no adverse comment on this application

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: 41

Number of site notices: 5

Statutory advertisement: 20/07/2018

Number of representations received: 4 letters of objection.

Comment	Officer Comment
The current plans are another piece meal development added to a further three more proposals which will all have singular access off Bartons Road . Whilst it is laudable to promote cycling as our household are keen cyclists there is no provision for easy access for delivery vans and commuters . There is no provision for deliveries for the likes of post deliveries, Amazon, Tesco's and the many others (in a business which is growing) to link between one Estate and another without having to drive around already congested roads . There is no opportunity to add any public community bus services in the future as nothing links together. These constant piecemeal developments do nothing for any regeneration for Havant Town Centre or providing any form of central hub. If anything it is simply fragmenting communities still further into small Estates with no community focus. I still do not understand why this development has no vehicle access going south . 70% of all journeys from the site will go south once they have worked their way north to Bartons Road which will add 1 mile to every journey made from the Estate. Based on 300 car trips from the Estate a day that will be 210 needless miles travelled every day as there is no real immediate or obvious transport policy which is actively being promoted. In short unless you are going to pick an apple from the Garden of Eden proposed in the consultation document for the Land West of the Crematorium or visit the dead there is no reason to go to Bartons Road as it has nothing to offer so why do all roads lead towards it.	The site is allocated in the current Local Plan Allocations 2014 for Residential Development Access is from Bartons Road as envisaged in the allocation. This avoids traffic driving through existing narrow residential estate roads The Highways impacts were assessed at the Outline stage. The Strategic site adjacent to the current proposal will provide opportunities for on site facilities and further improvements to links into Havant. The current application achieves cycle and pedestrian links through the S106 Agreement secured at outline stage. Access to Bartons Road leads to the strategic network. No car based trips have options to link to Japonica Way and future cycle/pedestrian access is provided in the layout. See above
I write regarding a number of concerns over	

the building development for 175 houses south of Barton's Road.

We live in the grade II listed property that lies in the opposite corner of the field where the development is to take place.

1. Flood management. I wish to ensure you are aware of potential issues regarding water run-off from the field through "Locks Farm" and into Southleigh Road. In December 2013 we had significant flooding in our out-buildings which back onto the field, there was up to 0.25M of water over a large area in the field behind the property and it spilled over the doorstep of the building and resulted in an expensive insurance claim. (I can supply video evidence of the flood if necessary.) The flooding not just affected our property but also resulted in considerable flooding on the corner of Southleigh Road with a resulting hazard to traffic.

As stated in geological surveys there are a line of springs running through the field and I presume that following the exceptional rainfall on 23/24th December 2013 the springs started flowing and surface water ran over the field to collect in the lowest corner. It also ran southwards along Eastleigh road making the road treacherous.

Now that a significant proportion of the arable field is to be changed to residential use I am concerned that the surface water run-off will be even worse and that we are even more likely to have flooding in the area. I would urge that this issue is highlighted with the Design plan for the development and that necessary SuDS provision is accommodated to ensure that flooding is made less likely not more likely. In the worst case scenario I would expect the overflow from any retention ponds would be directed away from us.

2. Traffic management. The additional 175 homes and associated vehicle will have a direct effect on Eastleigh and Southleigh roads since any traffic going east or west from that part of Bartons road will head south to the A27 via the Emsworth junction (the alternative is to go through Havant which is even more grid-locked).

A detailed assessment of flood risk and drainage from Surface Water has been considered as part of this application. The development is now to be phased to take account of capacity provision. The scheme essentially seeks to attenuate flows on site and release at a controlled rate to an existing Surface Water Sewer. Conditions secure appropriate drainage (with further details to be submitted and agreed) with long term management and maintenance secured via the associated S106 Agreement.

The highways impacts have been considered in detail at the outline stage for this quantum of development. Highway requirements and mitigation have been secured through the S106

Currently Eastleigh Road is already used as a rat-run and since there is no pavement it is genuinely dangerous for us to visit our neighbours by foot. More traffic will only make this worse. [My personal opinion is that Eastleigh Road should become a cul-de-sac but with a cycle-path to encourage non-car usage.) Secondly, the Warblington level crossing will be become even more of a bottle-neck with the additional cars. I have personally waited over 10 minutes to get through and I have experienced traffic jams past Green pond corner and to the roundabout off the A27. 3. Environmental impact. I believe that insufficient consideration has been given to the environmental impact of the proposal on Eastleigh Road. The new development is clearly visible from the back of our Grade II listed building on the west side of Eastleigh road but I see very little evidence of the proposed design blending into the existing landscape. The proposal goes against the primary principles of planning which ensure development is in keeping with the character of the surrounding area and should conserve or enhance the setting of the adjacent conservation area. The buildings along Eastleigh Road have considerable historic and cultural value and the surrounding fields are open arable land providing unimpeded views from Barton's Road to the coast. I would refer you to the "Study into the landscape sensitivity and capacity and the value of the undeveloped land in Havant Borough (Land parcel 21.2)". In the Landscape and Visual Impact assessment commissioned for the Bartons Road development (APP/15/01435) our property was acknowledged as ".... one of the very rare surviving examples of the early vernacular building tradition in the Borough" . Furthermore the report stated that "... the cluster of flint and brick buildings at Home farm demonstrate the later vernacular building material of this area, including the decorative use of tabular flint in the Victorian period". I would therefore suggest that the scale of the development and the size and design of the buildings is reduced so the environmental setting impact is minimised.	Agreement. The impact on the wider landscape has been considered at both outline and Reserved Matters stages with landscape buffer, tree and hedge planting secured along the Eastern boundary of the development. The site remains detached from residential properties including the Listed Building in Eastleigh Road.

I object to this area of land being developed for housing for the following reasons: 1. This site is in a strategic gap between Leigh Park and Emsworth and its development would mean that there would be no green gaps between Havant, Denvilles, Leigh Park and Emsworth. In fact there would be no green spaces between Drayton, Bedhampton, Havant, Leigh Park, Denvilles, Emsworth and Westbourne. The Havant area would become one large urban sprawl. This area is currently in agricultural use and its development would set a precedent for more development of the surrounding area given that it borders the proposed area as detailed as Strategic Site KS5 - Southleigh. This site was outside of the urban areas identified in the previously adopted Local Plan and was contrary to current planning policy, this should still be the case! 2. This development would result in the loss of open spaces, countryside and natural habitats. Namely: * the majority of the site is covered by an Area Tree Preservation Order * the site is adjacent to Listed Buildings 3. The local schools, both primary and secondary are both full to capacity and are unable to handle the estimated extra 4,830 children from sites H17, H21, H25 and H27. 4. The local doctors surgeries are all full to capacity and are unable to handle the estimated extra 9,66 people from sites H17, H21, H25 and H27. 5. The local hospital is full to capacity and is unable to handle the estimated extra 9,66 people from sites H17, H21, H25 and H27. 6. The previous Local Plan was adopted by Havant Borough Council in 2016 and was supposed to be valid until 2026 not just for two years! What is the point of having a Local Plan if it can be changes at will? Changing the Local Plan to accommodate this development goes against the principle of having a Local	The site is allocated for residential development in the adopted Havant Borough Allocations Plan 2014. In addition the site has outline planning permission: The principal of residential development is therefore already established See above TPO'd trees are retained The impact on the Listed Building has been assessed at outline and Reserved Matters stages The development has secured an Education Contribution as required by HCC Education (secured through S106 Agreement at outline stage) No requirements identified through consultation with CCG This site is allocated under the 2014 Allocations Plan
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Plan. Changing a plan that was meant to run until 2026 makes a mockery of the planning process. You might as well tear up the Local Plan and make up policy as you go along because that is what you are doing! 7. This is a totally unsuitable site for a housing development. It is outside the urban area identified in previously adopted Local Plan and contrary to policies CS17 and AL2. More suitable sites for development need to be found which will have far less impact on the surrounding environment and have an infrastructure capable of supporting the proposed developments.	The site is within the defined Built up Area
My house literally backs on to the field these houses are being built on. I would love to know how the builders & council members would feel if this was proposed to be built literally metres from their boundary? However, I object to this on other matters too. First point in fact, although my neighbour in Japonica Close received a letter from Havant Borough Council advising of the revised plans for this site, I did not. How many other properties have been omitted from the mailing list?!!!! Some of the previous comments have already covered the following, but this needs to be said. 1/ No additional infrastructure has been put in place for the additional cars & traffic. 2/ The environmental impact is horrific. I am a passionate protector of our British wildlife, but yet again, money clearly out weighs the need to protect our wildlife. I know for a fact we have Hedgehogs (now on the endangered species list) in this field, as I feed them in my own garden. Deer have been seen on many occasions, foxes, birds or prey, Owls and numerous other species of British wildlife will be directly affected by this site. 3/ Trees. Although the large Oak & several other protected trees have been saved, building a 'play area' directly underneath the large Oak tree is outrageous. Do the planners honestly think that this is the best place for	Noted The objectors property is located on the other side of Japonica Way and in a Road that does not back directly onto the application site. Therefore a neighbour letter was not sent (in accordance with the Councils statement of community involvement). Site notices and a newspaper advert were also carried out. S106 secures improvements to non car links and travel plan etc The proposal has been assessed in relation to ecological impacts at outline and reserved matters stages and mitigation secured by condition. The play area would be in the vicinity of the Oak Tree. The arboricultural impacts of the development have been assessed by the Councils Arboriculturalist

this? Do they not consider that having a play area so very close to an aged Oak, might encourage it to be damaged?	and no objections raised.
4/ Play area outlined as you walk in to the field from the back of my house (Forsythia Close/Japonica Way). Planners & builders, would you like a children's play area metres from you back garden? Please do not think that for one moment it will only be used by younger children. Teenagers (and I do not tarnish with one brush) have no where to go & will always target a play ground day & night as somewhere to 'hang out' Again I am not saying all young people make a fuss, but we already have issues with litter in the field, could you imagine what this will be like coming out of the field & into our estate?	The play area is considered to be acceptably located and would be overlooked by the proposed properties.
5/ Footfall in to Denvilles, Forsythia Close/Japonica Way. At the moment we have regular dog walkers & the occasional cyclist going in and out of the field. If you build these houses, the foot fall through this will be horrendous, especially as we have the small Coop at the entrance to Snowberry Crescent.	Sustainable walking and cycling routes are required to enable the future residents to access facilities and to reduce car journeys.
6/ 'Affordable housing' the main block of flats & what looks like other 'affordable housing' is directly outside Wyevale's boundary & immediately left as you come in to the field form Forsythia Close/Japonica Way. I have seen how some of the residents in the other 'affordable housing' areas keep their properties (again not tarnishing with brushes, merely an observation) & it leaves a lot to be desired. If they are going to build these homes, how can the council, planners & builders reassure current residents that they will not be affected by that small minority who use & abuse their social housing properties?	The affordable housing layout is considered to be appropriate. It is noted that the affordable provision doe not back onto existing residential properties.
I pay a full rent every single month, I work full time & I am very house proud. I do not want the fall out of this proposed estate on my back door (metaphorically) nor do I want to see the resident wildlife damaged or harmed by this. The main objection is simply the lack of thinking about the harm to the surrounding areas with increased traffic both in cars in to Barton's Rd & on foot through our existing estate, the harm to the wildlife, not retaining any green areas, impact on existing residents.	

I do NOT want a play area metres from my property. I live in my house because it is peaceful & I deserve this after a tough day at work.	
Do planners ever think about the impact of their choices? It would appear not!	

7 **Planning Considerations**

7.1 This application is a Reserved Matters planning application. The original outline application reserved all matters with the exception of Access the outline consent has therefore established the principle of residential development for 175 dwellings at this site. The current application relates to Appearance, Landscaping, Layout and Scale. Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) The layout of the development and its appropriateness;
- (ii) The appearance and detailed design of the proposed residential development and its impact on neighbouring residents;
- (iii) Landscaping proposals and their impact on the character and appearance of the area and wildlife;
- (iv) The scale of development.

The layout of the development and its appropriateness;

7.2 The layout proposed is similar to that shown indicatively on the outline planning permission APP/15/01435.

7.3 There are considered to be three main impacts from a residential development of this kind, wider landscape impacts, local impacts around the boundaries of the site and the internal environment and character of the development. These are considered below:

Wider landscape impacts:

7.4 The site is currently in arable agricultural use with a small copse of trees and other individual mature oak trees. The site is bounded to the west by residential properties and a garden centre and to the north by low density residential development and car parking associated with the Garden Centre and tropical/marine fish shop. To the southeast is an open agricultural landscape interspersed by hedges and trees together with individual and small groups of dwellings. The South Downs National Park is further afield to the north.

7.5 The site would form a new edge to the residential and other development of Denvilles and the wider Havant urban area. Land slopes generally north to south. Whilst it is recognised that the Draft Havant Borough Local Plan 2036 is looking to allocate a strategic development site to the east this emerging policy currently carries little weight and the layout of any development has not been established. As at outline stage it therefore remains important to ensure that the boundary between the wider open landscape and the proposed residential development is handled sensitively and that an adequate landscaping buffer is provided to soften the development. The detailed layout and landscaping plans indicate the provision of a buffer to the eastern

site boundary to the wider landscape. This is generally of 5m width or more excepting where potential access points to the east are provided. The area is proposed to be planted with native mixed hedgerow (Hawthorn, Spindle, Holly, Privet, Crab Apple, Elderberry, Yew) and larger trees (Field Maple, Hornbeam, Wild Service Tree, Oak etc). The access road includes banks to the eastern side of the road which would further soften the impact from the road and its use from the wider landscape. It is considered that this eastern boundary treatment is critical to providing an appropriate boundary to the wider landscape and this feature has been secured by the Reserved Matters layout.

- 7.6 The residential development beyond the landscaping comprises two storey development which limits the visual impact of the residential units on the wider landscape.
- 7.7 To the western boundary with the existing residential development is a substantial line of TPO'd trees which would be retained and provide an important screen to the new development. During the consideration of the application the proposals have been amended to ensure that drainage features originally shown within this area have been re-positioned outside this area to ensure tree protection.
- 7.8 Subject to the boundary landscaping condition to ensure implementation and protection, it is considered that the residential development of 175 dwellings can be successfully assimilated into the wider landscape. It is noted that the site is in reasonable proximity to Southdowns National Park (approx 1.5km), however the development would be viewed against a backdrop of existing residential and commercial development with woodland between. It is not considered that there would be an unacceptable impact on the National Park as a result of this development.

Local impacts:

- 7.9 The most significant local impacts on character and appearance are considered to be from the provision of the vehicular access to Bartons Road, improvements to the route to Japonica Way and the setting to Eastleigh House (Grade 2 Listed Building).
- 7.10 The provision of a vehicular access point to Bartons Road would result in the removal of a section of native hedgerow and would open up public views across the land to the south, however any views of the proposed residential development would be very limited. The site allocation requires vehicular access from Bartons Road. Landscaping proposals indicate that existing and proposed trees will line the access road and residential development itself is set well off Bartons Road and essentially to the rear of the existing properties fronting Bartons Road. The visual impact is considered to be acceptable.
- 7.11 The access to Japonica Way would be designed to prevent vehicular access and would join to the end of the road. It is considered that any additional impact from the improvement to the access would be limited and acceptable.
- 7.12 The proposals include open space to the south of Eastleigh House and the Councils Conservation Officer has considered the scheme in detail. It is considered that the development appropriately addresses the impact on the setting of the listed building.

Internal character and appearance of the development

- 7.13 The layout of development demonstrates that the development for 175 houses has

been designed to be sympathetic to the existing natural and built environment. The layout is designed to maintain important trees, providing a setting to Eastleigh House, providing areas of public open space, SUDs features and landscaping. It is considered that an attractive and appropriate development can be accommodated on site. Conditions and the S106 agreement secure the provision and maintenance of these features.

- 7.14 There are other detailed considerations in relation to layout ranging from the road layout, routes around the site and to wider routes, open space and SUDs features, Affordable Housing layout and details.
- 7.15 With regard to the road layout, access is taken from Bartons Road leading to a looped distributor road and shared surface areas. This hierarchy of roads is considered to be appropriate and would provide an acceptable and attractive layout.
- 7.16 The development secures a 3m wide shared cycleway / footpath linking routes to Japonica Way and Bartons Road. The details of the link to Japonica Way are secured by the S106 Agreement with further issues identified through the application secured by a condition. The wider footpath route is subject to S38 requirements with HCC. In relation to the access to the Bartons Road shared route, during the consideration of this application the layout of units 15 and 16 has been amended in order to increase the visibility of routes and the ease of their use. The link route would effectively retain and improve an existing route. The route passes public open space and then passes residential properties increasing overlooking of the route.
- 7.17 The development also secures a potential future access link to the south of the site. This provides an opportunity to link to potential future links and development to the south and east of the site (this is shown on the submitted layout and secured via condition on the Outline Planning Permission. A link to the east from the access road is also provided on the layout, and a link to the Helmsley House potential development site is secured via the S106 Agreement in relation to the Outline Planning Permission.
- 7.18 In terms of public open space, the layout has been designed in order to take account of existing natural and historic features. There are four main areas of public space. To the northern part of the site there are two main areas, adjacent to plots 5 and 6 is an area surrounding a TPO tree. The area adjacent to the boundary with Grade 2 listed Eastleigh House serves to provide a setting to the listed building. The Councils Conservation Officer has concluded that the *reserved matters go a long way to mitigating against the harm to the Grade II listed Eastleigh House and as such I would be happy if this application was approved.*
- 7.19 Along the central part of the site are two areas of Public Open Space which are linked by swales features that also provide open space. The western open space is centred around two TPO'd oak trees and would also provide a Local Area of Play which would be overlooked by proposed dwellings to the north and south. A condition is recommended in relation to the design of the LAP. The linking shared cycle/footway runs to the west of this area. The open space to the eastern side includes retained trees which would be thinned and an existing pond area. Additional planting is proposed around this area. This will become an informal area of open space.
- 7.20 These two areas would be effectively linked by a series of swale features running across the centre of the site these provide opportunities for landscaping including tree planting and ecological enhancement. They also provide linked pedestrian routes across the site providing attractive green space and improving connectivity within the

site. Other SUDS features are currently shown as underground features.

- 7.21 With regard to affordable housing provision, the proposal secures 30% affordable housing (53 units) as required by the associated S106 Agreement. The layout provides an acceptable grouping of this housing across the site with a range of dwelling types provided. Three main concentrations of units are provided in the form of flats to the north west corner, flats and houses to the central/eastern area and flats and houses to the southern part of the site. It is recognised that some concerns have been raised by Public Health HCC in particular in relation to the flats in the north west of the site, however, these units have shared external amenity space, are adjacent to cycle and pedestrian routes and are well screened from neighbouring retail uses and parking by existing off site vegetation.
- 7.22 The Councils Housing Officer has raised no objection to the affordable units which will be secured via the S106 Agreement and their provision will contribute to addressing an existing and pressing housing need for affordable accommodation.
- 7.23 In relation to Car and Cycle parking the proposed development has been amended during the course of the application particularly in relation to flat parking and clarification in relation to parking in plots. Landscaping has also been provided where appropriate to break up the parking areas.
- 7.24 Car parking within the site is in accordance with the Councils Parking SPD in relation to requirements for individual properties and for unallocated parking for the flats. Where possible parking is provided in curtilage and courtyard parking is generally overlooked. Garages are provided to some units. A condition is recommended in relation to the provision of parking and its retention. A further condition in relation to the retention of garage parking is also recommended.
- 7.25 Visitor parking is also provided on site within roads and it is noted that a number of individual properties also provide extra parking spaces that would be available for visitors. The visitor parking is considered acceptable particularly as a significant number of the dwellings have potential in curtilage space for visitor parking.
- 7.26 Cycle parking is generally provided in sheds or garages within individual properties, communal parking for flats is also shown. Cycle parking is considered acceptable in terms of the Councils parking standards with the exception of the flat blocks where additional requirements will be required by condition.

The appearance and detailed design of the proposed residential development and its impact on neighbouring residents;

- 7.27 With regard to the appearance and detailed design of the proposed residential development, the proposals essentially provide a traditional housing layout consisting of a mix of dwelling types and designs mainly two storey and incorporating pitched roofs. These include 23 No. 1 and 2 bed flats; 28 No. 2 bed houses; 84 No. 3 bed houses and 40 No. 4 bed houses. This is considered to reflect a good mix and range of dwelling types and sizes as required by policy CS9 of the Havant Borough Local Plan (Core Strategy) 2011.
- 7.28 The application has been accompanied by a suite of supporting information including street scenes, illustrative views, elevations and material plans. The street scenes and views together with the individual house and flat designs are considered to provide an attractive development within this rather self contained housing development. This is

considered to be acceptable in design terms. The dwellings and flats are laid out to provide suitable private or, in a limited number of flats, shared amenity space. The separation distances between dwellings is also considered appropriate meeting the Councils Design SPD.

- 7.29 Further information in relation to materials is provided on the Building Materials Layout plan. This indicates the use of red and orange brickwork as the predominant material, but with weatherboarding, tile hanging and render to add variety and character to the scheme. A mix of grey, red and brown tile roofing is proposed. A planning condition in relation to the outline consent secures samples to be submitted and approved.
- 7.30 A hard surfacing plan has also been provided. This indicates that the primary roads will be tarmac with block paving at junctions as would some of the parking areas. Shared surface roads would be block paved as would some walkways and parking areas and drives. The shared cycle/pedestrian route would be tarmac. It is noted that a section to Japonica Way is not shown as tarmac. A condition is recommended to ensure suitable surfacing/design and it is also noted that this section is subject to a S38 requirement with HCC. Overall and subject to the submission of materials the proposals in relation to surfacing materials are considered acceptable. A condition imposed on the outline consent secures submission of further details.
- 7.31 With regard to the impacts on existing residential development, the closest residential properties are to the west and south of the site. It is recognised that the use of the existing link to Japonica Way would be increased as a result of this development. This link is however critical to providing permeability into and out of the site for pedestrians and cyclists and reducing reliance on the car. The additional use of this link is considered acceptable and has been secured at outline stage.
- 7.32 Concern has been expressed in relation to the route and the Local Area of Play. The play area is however physically separated from the closest existing residential properties with a tree belt reducing potential impacts. The informal play area is considered to be acceptable in terms of its location.
- 7.33 The new residential properties located closest to existing properties are located a minimum of 33m from the existing properties with a belt of trees retained to the boundary between the existing and proposed development. Given the physical separation and intervening landscaping it is not considered that the development would result in overlooking or an unacceptable relationship with adjoining properties. The boundary treatment plan does not provide details of boundaries to existing properties, however, a condition imposed on the outline consent requires approval of details.

Landscaping proposals and their impact on the character and appearance of the area and wildlife

- 7.34 The application layout and landscaping proposals have been considered in detail at the Reserved Matters stage and this has resulted in strengthening to the eastern boundary planting, improvements to car parking areas with increased planting breaking up parking areas and improvements to boundary treatments particularly around the swale areas.
- 7.35 The development has provided the opportunity to ensure that additional tree and hedge planting is provided in an area which was formerly mainly open arable land. The Councils Landscape Officer has sought changes to the scheme and is now

satisfied that the proposals have suitably addressed matters raised.

- 7.36 The development has previously secured through the associated S106 Agreement a financial contribution in relation to potential impacts on the SPA. The development has also been screened and is not considered to constitute EIA development. The Council's Ecologist has assessed the application and raises no objection to the development. Subject to details in relation to lighting the submitted updated mitigation statement and habitat creation and management plan are considered acceptable. The issue of bats and lighting is however still under consideration and this will require the submission of further details from an ecological perspective. The ecological condition imposed at outline stage will secure these additional details. The management and maintenance of common parts is secured under the terms of the associated S106 Agreement.

The scale of development

- 7.37 Finally, the scale of development equates to that approved under the outline planning permission and the proposed development shown at Reserved Matters stage demonstrates how this can be appropriately accommodated with an acceptable layout.
- 7.38 With regard to the scale of the buildings themselves, the development is essentially two storey in nature with the exception of a 2/3 storey block of flats. This is considered acceptable and appropriate to this residential development on the edge of the existing built up area.

8 Conclusion

- 8.1 In conclusion, the principle of residential development has been established at the site both through the site's allocation in the adopted Havant Borough Local Plan (Allocations) 2014 and by the Outline Planning Permission ref APP/15/01435.
- 8.2 The Reserved Matters application relates to layout, scale, appearance and landscaping. These have been assessed in detail above and it is considered that the development provides a well designed scheme which provides an acceptable layout with appropriate design of buildings, open space and landscaping. The proposed scale of development is considered appropriate and meets the expectations of the outline consent. Planning permission can therefore be recommended subject to conditions. It should be noted also that the outline consent also includes a number of conditions to be addressed by the developer.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT APPROVAL OF RESERVED MATTERS** for application APP/18/00453 subject to the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Plans

Location Plan S101 Rev A
Coloured Site Layout 17300 / C101C

Site Layout Ground Floor Level Drawing Number P101 Rev J
Site Layout Roof Level Drawing Number P102 Rev J
Building Materials Layout Drawing Number P103 Rev D
Boundary Materials Layout Drawing Number P104 Rev G
Surface Materials Layout Drawing Number P105 Rev D
Tenure Layout Drawing Number P106 Rev E
Refuse Strategy Layout Drawing Number P107 Rev D
Landscape Proposals Drawing Number BELL21747 11F Sheet 1
Landscape Proposals Drawing Number BELL21747 11F Sheet 2
Landscape Proposals Drawing Number BELL21747 11F Sheet 3
Landscape Proposals Drawing Number BELL21747 11F Sheet 4
Landscape Proposals Drawing Number BELL21747 11F Sheet 5
Landscape Proposals Drawing Number BELL21747 11F Sheet 6
Landscape Proposals Drawing Number BELL21747 11F Sheet 7
Landscape Proposals Drawing Number BELL21747 11F Sheet 8
Hard Landscape Proposals Drawing Number BELL21747 12D Sheet 1
Hard Landscape Proposals Drawing Number BELL21747 12D Sheet 2
Hard Landscape Proposals Drawing Number BELL21747 12D Sheet 3
Hard Landscape Proposals Drawing Number BELL21747 12D Sheet 4
Hard Landscape Proposals Drawing Number BELL21747 12D Sheet 5
Hard Landscape Proposals Drawing Number BELL21747 12D Sheet 6
Landscape Proposals Drawing Number BELL21747 20
Acacia Plans Drawing Number P108
Acacia Elevations Drawing Number P109
Acacia Elevations Green Lane Drawing Number P110
Ash Plans Drawing Number P111
Ash Elevations Drawing Number P112
Ash Terrace Plans Drawing Number P113
Ash Terrace Elevations Drawing Number P114
Aspen Plans Drawing Number P115
Aspen Elevations Drawing Number P116
Aspen Green Lane Elevations Drawing Number P117
Azalea Plans Drawing Number P118
Azalea Roof Plan Drawing Number P119
Azalea Roof Plan Heritage Drawing Number P120
Azalea Elevations Drawing Number P121
Azalea Elevations Drawing Number P122
Azalea Elevations Heritage Drawing Number P123
Azalea Elevations Heritage Drawing Number P124
Beeson Detached Plans Drawing Number 125
Beeson Detached Elevations Drawing Number 126
Beeson Detached Elevations Green Drawing Number 127
Beeson Semi-Detached Plans Drawing Number 128
Beeson Semi-Detached Elevations Drawing Number 129
Beeson Semi-Detached Elevations Green Drawing Number 130
Cherry Plans Drawing Number P131
Cherry Elevations Drawing Number P132
Cherry Elevations Drawing Number P133
Cherry Elevations Drawing Number P134
Cherry Terraced Green Plans Drawing Number P135
Cherry Terraced Green Roof Plan Drawing Number P136
Cherry Terraced Green Elevations Drawing Number P137
Cherry Terraced Plans Drawing Number P138
Cherry Terraced Roof Plan Drawing Number P139

Cherry Terraced Elevations Drawing Number P140
Elm Detached Plans Drawing Number P141
Elm Detached Elevations Drawing Number P142
Elm Detached Elevations Green Drawing Number P143
Elm Detached Plans Feature Plots Drawing Number P144
Elm Detached Elevations Feature Plots Drawing Number P145
Hazel Detached Plans Drawing Number P146
Hazel Detached Elevations Drawing Number P147
Hazel Detached Elevations Green Drawing Number P148
Japonica V1 Plans Drawing Number P149
Japonica V1 Elevations Drawing Number P150
Japonica V1 Elevations Green Drawing Number P151
Japonica V2 Plans Drawing Number P152
Japonica V2 Elevations Drawing Number P153
Japonica V2 Elevations Green Drawing Number P154
Japonica V3 Drawing Number P155
Japonica V3 Elevations Heritage Drawing Number P156
Olive Semi-Detached Plans Heritage Drawing Number P157
Olive Semi-Detached Elevations Heritage Drawing Number P158
Olive Semi-Detached Plans Drawing Number P159
Olive Semi-Detached Elevations Drawing Number P160
Olive Terrace 3 Plans Drawing Number P161
Olive Terrace 3 Elevations Drawing Number P162
Olive Terrace 4 Plans Drawing Number P163
Olive Terrace 4 Elevations Drawing Number P164
Rowan Plans Drawing Number P165
Rowan Elevations Drawing Number P166
Walnut Plans Drawing Number P167
Walnut Elevations Drawing Number P168
Walnut Elevations Heritage Drawing Number P169
Walnut Elevations Heritage Drawing Number P170
Walnut Plans Drawing Number P171
Walnut Elevations Drawing Number P172
SO1 Plans Drawing Number P173
SO1 Elevations Drawing Number P174
SO1 Terrace Plans Drawing Number P175
SO1 Terrace Elevations Drawing Number P176
SO2 Semi-Detached Plans Drawing Number P177
SO2 Semi-Detached Elevations Drawing Number P178
SO2 Semi-Detached Plans Heritage Drawing Number P179
SO2 Semi-Detached Elevations Heritage Drawing Number P180
SO3 Semi-Detached Plans Drawing Number P181
SO3 Semi-Detached Elevations Drawing Number P182
Block Plan Plots 142-146 Drawing Number P183
Roof Plan Plots 142-146 Drawing Number P184
Elevations Plots 142-146 Drawing Number P185
Elevations Plots 142-146 Drawing Number P186
Block Plan Plots 163-165 Drawing Number P187
Roof Plan Plots 163-165 Drawing Number P188
Elevations Plots 163-165 Drawing Number P189
Elevations Plots 163-165 Drawing Number P190
Apartment Block A Plans Drawing Number P191
Apartment Block A Plans Drawing Number P192
Apartment Block A Elevation Drawing Number P193

Apartment Block A Elevation Drawing Number P194
Apartment Block B Plan Drawing Number P195
Apartment Block B Plan Drawing Number P196 Rev A
Apartment Block B Second Floor Plan Drawing Number P197 Rev A
Apartment Block B Roof Plan Drawing Number P198
Apartment Block B Elevations Drawing Number P199
Apartment Block B Rear and Side Elevations Drawing Number P200 Rev A
Japonica V1 Elevations Drawing Number 201
Japonica V2 Elevations Drawing Number 202
Japonica V3 Detached Elevations Drawing Number 203
Ancillary Buildings Single Garage Drawing Number 204
Ancillary Buildings Double Garage Drawing Number 205
Ancillary Buildings Shared Twin Garage Drawing Number 206
Ancillary Buildings Communal Store P207
Ancillary Buildings Double Communal Store P208
Ancillary Buildings Garden Shed/Bike Store P209

Documents

Schedule of Accommodation Rev J

Pre-Construct Archaeology: An Archaeological Evaluation Report No: 13235
dated 8th May 2018 (Rev 1)

CgMs Heritage Written Scheme of Investigation for Archaeological Mitigation
(Strip Map Excavation) May 2018

Planning, Heritage & Affordable Housing Statement Savills May 2018

Tree Protection Plan Drawing Number BELL21747-03 Sheet 1

Tree Protection Plan Drawing Number BELL21747-03 Sheet 2

Arboricultural Method Statement Ref: BELL21747ams dated 2nd May 2018

Arboricultural Tree Report Tree Survey and Constraint advice 2nd May 2018

The Ecology Co-op Updated Mitigation statement and Habitat Creation and
Management Plan dated 4th May 2018

Soft Landscape Specification ACD Environmental April 2018

Supportive Drawings

Illustrative Streetscenes A to C Drawing Number 17300 / C102

Illustrative Streetscenes D to F Drawing Number 17300 / C103

Illustrative View 1 Drawing Number 17300 / C104A

Illustrative View 2 Drawing Number 17300 / C105A

Illustrative View 3 Drawing Number 17300 / C106A

Illustrative View 4 Drawing Number 17300 / C107A

Illustrative Streetscenes G to H Drawing Number 17300 / C108

Supportive Information

Design and Access Statement Rev A May 2018 (as amended)

Reason: - To ensure provision of a satisfactory development.

- 2 Prior to the installation of foul drainage pipework details of the specification of the pipework including materials and pollution prevention measures shall be submitted to and approved in writing by the Local Planning Authority. The pipework to be installed and pollution prevention measures shall be provided in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: The site lies within the groundwater Source Protection Zone 1c for the Havant and Bedhampton Springs a public water supply. The need to safeguard water supplies from pollution is in accordance with policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 No piling shall take place unless and until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, vibration and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Portsmouth Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

The method statement shall provide further information on foundation design including as a minimum:

- a) the methods to be used;
- b) the design depths of the various structures involved and rationale;
- c) the density of piling, if any; and
- d) details of materials to be removed or imported to site.

Reason: The site lies within the groundwater Source Protection Zone 1c for the Havant and Bedhampton Springs a public water supply. The need to safeguard water supplies from pollution is in accordance with policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The car parking and cycle storage, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for each plot and for visitor parking in the relevant section of the road serving the plots for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Parking SPD 2016 and the National Planning Policy Framework.

- 5 Notwithstanding the submitted details prior to the occupation of Block A and Block B details of cycle storage for Block A 10No. and Block B 15No. long stay secure cycle stores shall be submitted to and approved in writing by the Local Planning Authority and provided on site in accordance with the approved details.

Reason: To ensure adequate cycle parking to encourage non car based transport options in the interests of sustainability and having due regard to policy DM13 of Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Parking SPD 2016 and the National Planning Policy Framework.

- 6 The Local Area of Play hereby permitted as shown on Landscape Proposals Drawing Number BELL21747 20 shall be constructed and available for use prior to the first occupation of the 150th dwelling within the development.

Reason: To ensure appropriate provision of the Local Area of Play in accordance with policies CS1 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 Notwithstanding the submitted details the development hereby permitted shall not be occupied unless and until further details and plans in relation to the design and layout of the pedestrian/cycle link to Japonica Way and Bartons Way are submitted to and approved in writing by the Local Planning Authority. These details shall include:

Japonica Way link

- Details as to provision for cyclists to re-join the carriageway ensuring there is sufficient landing space on Japonica Way for pedestrians and cyclists to pass each other;
- Details of the surface materials for the link to Japonica Way up to the highway boundary;

Bartons Road link

- Details to demonstrate how cyclists access the shared use route past Havant Garden Centre and re-join the carriageway;
- Details of the landing area to demonstrate that it is of sufficient size to allow two cyclists to undertake the sharp turn movements.

The development shall subsequently be carried out in accordance with the approved details prior to the occupation of more than 150 residential units.

Reason: To ensure that the pedestrian/cycle route provides a suitable and safe route in the for non-car based access in the interests of sustainability and having due regard to policies DM11 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 The garages hereby permitted shall be retained for the parking of vehicles and shall not be converted to accommodation unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adequate parking is retained and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Parking SPD 2016 and the National Planning Policy Framework.

- 9 The landscaping works shown on the approved plans Landscape Proposals Drawing Number BELL21747 11F Sheets 1-8 shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements approved or within the first planting season following final occupation of the development hereby permitted, whichever is the sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 10 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no means of enclosure other than as hereby approved or otherwise greater than 1 metre in height shall be constructed forward of the principal elevation of any dwelling without the prior approval of the Local Planning Authority.

Reason: In the interests of the character and appearance of the development having due regard to policy CS16 of the Havant Borough Local Plan and the National Planning Policy Framework.

- 11 Before multi occupation homes (flatted) development commences, written documentary evidence demonstrating that the development will achieve at minimum 'Very Good' against the BREEAM Standard, in the form of a design stage assessment, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the development contributes to sustainable construction in accordance with policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011.

- 12 Within 6 months of any part of the employment or multi occupation homes (flatted) development first becoming occupied, written documentary evidence proving that the development has achieved at minimum Very Good against the BREEAM Standard in the form of post construction assessment and certificate as issued by a legitimate BREEAM certification body shall be submitted to the Local Planning Authority for its approval.

Reason: To ensure the development contributes to sustainable construction in accordance with policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011.