

Planning Statement:

Land East of Castle Avenue, Havant

Persimmon Homes Ltd

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1.	Introduction	3
2.	The submission	4
3.	Planning Policy Context	5
4.	Considerations and planning assessment	6
5.	Conclusion	12

1. Introduction

1.1 This planning statement has been prepared by Persimmon Homes Ltd to accompany this application for full planning permission for:

“Residential development comprising 69 no. dwellings with access from St George’s Avenue together with access, car parking, landscaping, electrical substation and associated works.”

1.2 This statement sets out the context for this submission and how the proposed design takes into account the relevant national and local planning policy.

1.3 The application follows detail pre-application discussions with the Local Planning Authority (GEN/18/00612 refers).

1.4 The site is located adjacent to the eastern edge of the Warblington area of Havant. An agricultural access, beyond which runs the A27, forms the southern edge of the site, with the railway line to the north. The back gardens of properties fronting Castle Avenue form the western boundary of the site, with a low level vegetation boundary forming the eastern edge. The site sits within a gap between Havant and Emsworth, but is functionally part of a small area of countryside which is well contained by the A27 and the railway line. The site is not visible from within the Chichester Harbour AONB.

1.5 The site is considered to be sustainably located in terms of services, with Warblington station located a short walk to the north west along with Warblington School. There are also bus stops in close proximity on Southleigh Road (west) and Emsworth Road (south west) providing transport links to Havant Town Centre and beyond. The Town Centre, with its range of shops and other facilities is located less than a mile to the west of the site.

1.6 The site is positioned directly north of a major junction with the A27, which ensures it has easy access to Portsmouth to the west and Chichester to the east, as well as the M27 and A3(M) corridors. Major employment areas at Harts Farm Way and New Lane are within a mile of the site.

1.7 The area of land to the south of the application site is not under the control of Persimmon Homes and, therefore, no conditions can be accepted that would require Permission Homes to carry out any works on that area, such as pedestrian or cycle links.

2. The submission

2.1 The following plans and particulars have been submitted for the determination of this application :

•	Infrastructure Delivery Statement – Chapman Lily Planning Ltd
•	Design & Access Statement – Persimmon Homes
•	Affordable Housing Statement – Persimmon Homes
•	Archaeology DBA – Wessex Archaeology
•	Ecological Assessment - Ecosa
•	Flood Risk Assessment/Drainage Strategy – Civil Engineering Practice
•	Geo-Environmental Report - Enzygo
•	Noise & Vibration Report – Sound Advice Acoustics
•	Tree Survey/Arb Impact Assessment - Barrell
•	Transport Assessment – Mode Transport Planning
Site Plans	
•	507-01-A-02-001-SL - Site Location
•	507-01-A-02-010-TP Rev C - Tenure Plan
•	507-01-A-02-011-MP - Material Plan
•	507-01-A-02-012-BT Rev A - Boundary Treatments
•	507-01-A-02-020-SP - Site Plan
•	507-A-02-030-SE - Street Elevations
Housetype Pack	
•	ALN-001
•	ALN-HA-001
•	ALN-HA-002
•	ALN-HA-003
•	ALN-HA-004
•	CHED-001
•	CHED-002
•	CHES-001
•	CLAY-C-001
•	CLAY-C-002
•	CLAY-C-003
•	GAR-001
•	GAR-002
•	HAN-001
•	HAN-HA-001
•	HAN-HA-002
•	HAN-HA-003
•	HAT-001
•	HAT-002
•	HAT-C-001
•	KEN-001
•	LUM-001
•	MOS-001
•	SOU-001
•	STAFF-001
•	SUB-001
•	TAU-001
Landscaping Details	
•	Soft Landscape Specification – ACD Environmental
•	Soft Landscape Management & Maintenance Plan - ACD Environmental
•	PERSC22164 11 Sheet 1 of 3
•	PERSC22164 11 Sheet 2 of 3
•	PERSC22164 11 Sheet 3 of 3

3. Planning Policy Context

3.1 This chapter summarises the relevant national and local planning policy considered relevant to this submission. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

3.2 The National Planning Policy Framework (NPPF) is the overarching document covering the Government's aim to make the planning system less complex and more accessible, to protect the environment and to promote the Government's pro-growth strategy.

3.3 At the heart of the NPPF is the presumption in favour of sustainable development and the approving of development proposals that accord with an up-to-date development plan without delay.

3.4 Paragraph 127 of the NPPF requires planning policies and decisions to ensure that developments should function well and add to the overall quality of the area and establish a strong sense of place to create attractive and comfortable places to live, work and visit.

3.5 The current Development Plan for Havant, which is considered relevant for this application, comprises:

- The Local Plan (Core Strategy)
- The Local Plan (Allocations)
- Hampshire Minerals and Waste Plan

3.6 In early 2018, a Regulation 18 Consultation on a Draft Havant Borough Local Plan 2036 took place. This included a draft residential allocation for the application site land, combined with a triangular parcel of land to the east not under the applicants control, under draft Policy H16.

The Development Plan

3.7 The key local policies and guidance considered relevant to the determination of this application are:

The Local Plan (Core Strategy)

- CS9 – Housing
- CS16 - High Quality Design
- CS17 - Concentration and Distribution of Development within the Urban Areas
- CS21 - Developer Requirements
- DM6 - Coordination of Development
- DM8 - Conservation, Protection and Enhancement of Existing Natural Features
- DM10 - Pollution
- DM13 - Car and Cycle Parking on Residential Development

The Local Plan (Allocations)

- AL2 - Urban Area Boundaries and Undeveloped Gaps between Settlements
- AL1 - Presumption in Favour of Sustainable Development
- AL2 - Urban Area Boundaries and Undeveloped Gaps between Settlements
- DM23 - Sites for Brent Geese and Waders
- DM24 - Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development

Local Plan Housing Statement

- UE53 - Land East of Castle Avenue

Guidance

- Havant Borough Council Housing SPD (July 2011)
- Havant Borough Council Parking SPD (July 2016)
- Havant Borough Council Design Guide SPD (Nov 2011)
- Hampshire Minerals & Waste Plan
- Residential Car and Cycle Parking Standards Supplementary Planning Document

4. Considerations and planning assessment

4.1 The main considerations relevant to the determination of this application are considered to be the principle of the development in this location, the proposed housing mix (including level of affordable housing), the impact on the character and appearance of the area, the impact on the amenities of the occupiers of the neighbouring and future occupants, the impact on the highway network, the impact on ecology and archaeology.

Principle of the development in this location

4.2 The site currently lies outside the urban area, as defined by Policy AL2 of the Havant Borough Local Plan (Allocations) and Policy CS17 (Core Strategy). As part of the review of the Council's Local Plan, however, and in order to ensure that adequate housing sites are made available, a 'Local Plan Housing Statement' has been adopted and identifies greenfield sites, such as the application site, for residential purposes. The adopted Local Plan Housing Statement nominally suggests that the application site could accommodate around 60 units.

4.3 Although the application proposes a greater number of dwellings than indicatively suggested in the Housing Statement, the Statement makes it clear that: *"The Council has adopted a deliberately cautious approach in the desktop appraisal of sites by Officers. As such, the yields for these sites should be considered as indicative....given the high housing need and the early stage at which these sites are at, it is possible that the yield may vary in response to site specific constraints and opportunities. This will be taken into account during pre-application discussions, at Development*

Consultation Forums, through the determination of planning applications; and adjusted in the monitoring of five year housing supply as appropriate. Development proposals for any site will need to be informed by detailed technical analysis and modeling in order to demonstrate that the proposed level of residential development is sustainable and achievable, and that the site is being used in an efficient way.” (paragraphs 3.15 and 3.16 of the HPS).

4.4 Principle 4 of the Housing Statement states, “...*The principle of residential development on Table 2 sites (which includes the application site) will be considered favourably in order to contribute towards the objectively assessed housing need and to significantly boost housing supply in the Borough. This material consideration means that there is sufficient weight to justify a departure from Policies CS17 and AL2. Proposals coming forward for Table 2 sites will be expected to continue to meet the remaining requirements of the Adopted Local Plan. Such sites will only be agreed in principle if accompanied by an Infrastructure Delivery Statement, produced as agreed by and in collaboration with the Local Planning Authority.*

4.5 An Infrastructure Delivery Statement (IDS) has been submitted and specialist reports produced which adequately identify specific measures to address the development impacts, such as flood risk, noise, archaeology and highways. The IDS has been produced in accordance with Council’s guidance.

4.6 It should also be noted that the Draft Local Plan 2036 allocates the application site (and adjoining land) for 260 dwellings.

4.7 It is considered that the principle of residential development on this urban extension site is, therefore, acceptable and does not preclude the strategic highway improvements proposed.

Proposed housing mix, including level of affordable housing

4.8 The proposal will provide 30% of its housing as affordable (rounded up) at a split of 30% shared ownership and 70% rent. The affordable housing has been appropriately spread around the site. The layout of the affordable housing has taken into account the deliverability requirements of the Registered Providers. Affordable housing will be indistinguishable from market dwellings in terms of their materials, layout and form.

4.9 The proposed affordable housing mix is as follows:

Tenure	Type of Accommodation	Number of units
Affordable rent	2 bed	8
Affordable rent	3 bed	5
Affordable rent	4 bed	1
Total		14
Shared ownership	2 bed	3
Shared ownership	3 bed	3
Total		6
Total units		20

4.10 Persimmon Homes has been in early consultation with Registered Providers regarding the Affordable Housing at this development with the proposed affordable mix being created as a response to need but also taking into account the requirements of the providers to ensure any proposal is implementable and that a provider is willing to enter into a contract.

4.11 The proposal will provide the required amount of affordable housing through a mix of tenure and dwelling types and it is considered the proposal accords with Policy CS9 of the Local Plan (Core Strategy). Further details on the Affordable Housing provision can be found in the submitted Affordable Housing Statement.

Impact on the character and appearance of the area

4.12 Policy CS16 of the Local Plan (Core Strategy) requires all development to be of a high quality design and that proposals will need to demonstrate the adherence to the principles of urban design.

4.13 The application provides 69 dwellings at approximately 36 dwellings per hectare (dph). Policy CS9 of the Local Plan (Core Strategy) states that planning permission will be granted for housing development which “...achieve a suitable density of development for the location, taking account accessibility to public transport and proximity to employment, shops and services in addition to respecting the surrounding landscape, character and built form”

4.14 The supporting text to Policy CS9 at paragraph 6.21 goes on to state that “...*the density of new housing will depend on its design and appropriateness to its location. As a guide the following minimum density thresholds have been developed using the Havant Borough Townscape, Landscape and Seascape Character Assessment and the levels of accessibility to a range of facilities:*

High Density – Minimum of 60 dwellings per hectare

Medium Density – Minimum of 45 dwellings per hectare

Low Density – Up to 45 dwellings per hectare”.

4.15 Although the proposal has a greater density than the immediately adjacent streets, using the criteria above, the proposed density, at 38dph, is well within the Low Density category and is considered to be appropriate given the context and constraints of the site.

4.16 The site layout has been informed by the position of the site at the edge of existing residential development and broadly repeats the linear form of the neighbouring street patterns and can be seen as a modest extension of the existing urban fringe. The site provides facilities for an access to the land to the south and replicates the existing access to land to the east. Gardens sizes will generally comply with the Design SPD. The site has been laid out to respect the protected trees on the site, which will all be retained.

4.17 Dwellings forming the proposal would be restricted to two storey/two and a half storey in height with pitched and hipped roofs in response to dwellings in the vicinity and to limit any visual prominence of the properties from the surrounding area. Articulation to elevations through the use of front projections and front gables provides visual interest to the streetscene. The site entrance will be framed by large, four bedroomed dwellings which act as a focal points for the development and will form an appropriate transition from the character of St George’s Avenue . The retained through routes reflect the exiting character of the locality.

4.18 The application proposes a simple palette of materials that will respond positively to the locality and integrate the scheme with the surrounding built form which is predominantly brick and large tile but with examples of rendered properties and a limited use of flint.

4.19 Dwellings will be framed by soft landscaping in front garden areas and trees within the streetscene. This approach breaks up the build form and adds to the verdant characteristics of the scheme. All dwellings will be provided with adequate space/storage areas to ensure that domestic waste and recycling bins can be stored at the rear of the property or in garages.

4.20 The proposal will be of a high quality design, easily accessed and responds positively to the edge of settlement location and nearby developments to create a sense of identity. The simple form of the dwellings reflects those in the vicinity but the variation of dwellings and articulation ensure a varied streetscene. The application is supported by a Design & Access Statement.

4.21 This application is accompanied by a detailed landscape proposal for the whole site which provides a substantial amount of trees within the public realm, in addition to the retained protected trees, in order to create a high quality landscape design, breaking up areas of car parking and creating a positive and attractive streetscene.

4.22 The development will provide areas Public Open Space together with a LAP adjacent to the retained protected trees. Any landscaping not conveyed to individual plot purchasers will be privately managed by an individual management company for the development to which each owner is required to become a member of, ensuring the landscape and communal areas are managed in perpetuity.

4.23 It is, therefore, considered the landscaping proposals would provide an acceptable level of new green infrastructure and recreation. The landscaping scheme would contribute to the high quality design of the proposal. The proposal is in accordance with Policies CS16 of the Local Plan (Core Strategy) and DM8 of the Local Plan (Allocations).

Impact on amenities of neighbouring properties and future occupants

4.24 The site is bound by dwellings on the west, set within spacious gardens. The proposed dwellings on the site would be a maximum of 21/2 stories in height. The western boundary would be further strengthened with new 1.8m high fencing to the property boundaries. The Council's adopted Design SPD acknowledges that *"...some overlooking of gardens from the upper floors of dwellings will be unavoidable in most urban and suburban housing layouts"*. In light of the separation distances between the proposed dwellings in this instance, and the height and character of the intervening boundary treatment and the position and height of the existing planting within the neighboring gardens, it is not considered there would be any unacceptable adverse impact on the living conditions of the occupiers of the existing properties in terms of loss of light, outlook and privacy.

4.25 The site is located in close proximity to a railway to the north and A27 to the south. During pre-application discussions, concerns were raised in respect of noise disturbance in the garden areas on the southern end of the site. In response, the layout has been amended to avoid harmful impacts from road noise emanating from A27. The application is supported by a full noise assessment which sets out the impacts of the local traffic infrastructure and the mitigation measures proposed within the Noise Assessment have been fully incorporated into this proposal. Although it

is noted that there are instances where garden sound levels are projected to be above 55dBA, the relevant British Standard advised that these guideline figures “...are not achievable in all circumstances where development might be desirable. In higher noise areas, such as areas adjoining the strategic transport network, a compromise between elevated sound levels and other factors, such as the convenience of living in these locations or making efficient use of land resources to ensure development needs can be met, might be warranted. In such a situation, development should be designed to achieve the lowest practicable levels in these external amenity spaces, but should not be prohibited”. Overall, therefore, it is considered that the proposal is in accordance with Policy CS16 of the Local Plan (Core Strategy).

Impact on the highway network

4.26 The application is supported by a full Transport Assessment that concludes that there would be no harmful impact upon the local highway network.

4.27 In terms of residential car parking, a total of 147 parking spaces are to be provided, with each dwelling having a minimum of two spaces allocated/on plot with the four bedroomed properties having three spaces, and is fully in accordance with the Residential Car and Cycle Parking Standards Supplementary Planning Document standards set out below:

	Car parking	Cycle parking
1 Bed	1 Space	1 Space
2 Bed	2 Spaces	2 Spaces
3 Bed	2 Spaces	2 Spaces
4 Bed+	3 Spaces	2 Spaces

4.28 A total of 27 visitor spaces are proposed to be conveniently located throughout the site. The submitted tenure plan shows the location of the visitor parking spaces.

4.29 Where possible, parking has been provided on plot to ensure maximum convenience to the occupiers; it is the experience of Persimmon Homes that rear parking courtyards are not used effectively and lead to a significant amount of uncontrolled on-street parking, often riding pavements creating a highway hazard and visually harming the streetscene. In order to reduce the quantum of parking at the front of dwellings some parking is conveniently located in the vicinity of the dwelling.

4.30 The layout has been fully tracked to show refuse vehicles and fire appliances can adequately navigate the site.

4.31 The site is sustainably located close to primary and secondary schools, doctors surgery and local shops and amenities. The site is well connected to the local highway infrastructure with Warblington railway station located within 5 minutes walk. It is considered, therefore, that the proposal accords with the aims and objectives of DM13 of the Local Plan (Core Strategy).

4.32 The site has been assessed as being generally low ecological value, comprising both common and widespread habitats. The habitats of relatively greater ecological importance are the established boundary hedgerows, areas of scrub and scattered mature trees. The site has been recorded as supporting a diversity of foraging and commuting bats and a low population of slow-worm. The site has also been assessed as having suitability to support protected species including tree roosting bats, foraging badger, breeding birds with limited potential for supporting rare assemblages of invertebrates. Mitigation and enhancement measures have been proposed in order to suitably offset the impact of the development on protected species and subject to the implementation of the measures set out, it is considered that there is the potential for the proposals to deliver a net ecological gain at the site, and, therefore the proposals will accord with all relevant planning policy in relation to ecology.

4.33 The application is supported by an Archaeological Desk Based Assessment which concludes that there are no overriding archaeological issues on the site.

5. Conclusion

5.1 This statement has provided details to demonstrate the proposal is in accordance with the relevant Policies of the Development Plan and national planning documents.

5.2 The proposal would make best and most efficient use of land, significantly contributing to the housing supply, of both market and affordable units, of the Borough whilst ensuring a high quality design through both the built form and landscaping. The needs of modern car usage has been taking into account as the scheme provides the required number of car and cycle spaces which are conveniently located. The development would not have an unacceptable adverse impact on the occupiers of the nearby dwellings and would provide suitable open space and a play area open to the public.

5.3 Persimmon Homes is aware of the recent legislative changes in respect of pre-commencement conditions and remains committed to discussing proposed conditions at the earliest opportunity.