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9 October 2017

Site Location: Redlands House, 38-40 Long Copse Lane, Emsworth, PO10 7UR
Re: Construction of 4 new dwellings on the application site Redlands House.

Dear Sir

I am writing to you further to your enquiry received on the 18 September 2017 regarding the above address.

The site lies on the south side of Long Copse Lane and comprises land at Redlands House . The site which has an area of 0.1280 ha supports a number of mature trees and additionally, adjoining the southern boundary line, there is an Area TPO offsite. Notwithstanding the flats to the west this part of Long Copse Lane is characterised by low density development and mature planting and currently occupies an edge of settlement location with a semi-rural character.

The proposal is for:-

- i) To construct 3 no. 4 bed dwellings to the rear of the Coach House.
- ii) To construct 1 no. 5 bed dwelling on the west side of Redlands House.
- iii) To form one new vehicular access off Long Copse and extend the existing crossover vehicular access to The Coach House and to form a new access road.

An application has recently been made to Havant BC to demolish the detached garage of The Coach House and to build a two storey extension on the east side of the building. (planning ref:APP/17/00745). By removing the garage this will free up space to create a new access road to serve the new dwellings. To achieve this The Coach House garden will be reduced in size and the existing access off Long Copse Lane widened.

It is proposed that the garden to the west side of Redlands House is used to create a 5 bedroom detached house. Vehicular access for this site will be located in the north west corner adjacent to Redlands Lane.

Policy Status: The Local Plan (Core Strategy) and the Local Plan (Allocations), together with the Hampshire Minerals and Waste Plan provide the development plan for the borough. In addition, the Local Plan Housing Statement (LPHS) and its guiding principles, adopted December 2016, is also a material consideration as are Havant Borough Council Borough Design Guide SPD December 2011 and Havant Borough Council Parking SPD July 2016

The following policies and documents are of particular relevance:

- 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
- DM13 Car and Cycle Parking on Residential Development
- DM24 Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development.
- AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements

The whole of the Redlands House site has been allocated for housing development in the Local Plan Housing Statement under UE67 with an indicative figure for 5 dwellings.

The land to the south has planning permission for 4 large detached dwellings, and further to the south is the Hampshire Farm housing development which has been constructed in recent years.

In addition, directly north of the site is the land identified as "Land North of Long Copse Lane" (UE76) in the LPHS for about 260 dwellings.

Principle of development

The site currently lies outside the urban area, as defined by Policy AL2 and CS17. These policies seek to concentrate development in the defined urban area. The proposal for residential development is therefore contrary to the policies of the Adopted Local Plan. Nevertheless, the council is in the process of reviewing its Local Plan. The first step of this review was the adoption of the Local Plan Housing Statement (LPHS) in December 2016. The LPHS is in response to the high need for housing in the borough and sets out the councils position regarding the development of greenfield sites for residential purposes, ahead of the adoption of the new Local Plan. The LPHS relates specifically to sites which are not allocated in the adopted Local Plan, and it supports the principle of residential development on a number of urban extension sites. The site forms part of the site of Redlands House, the whole of which is identified in the LPHS under reference UE67 as being capable of delivering about 5 dwellings. Therefore, the principle of development of this site is accepted.

Coordination of Development and High Quality Design:

The land to the south of the site, referred to as "Land rear of 38-40 Long Copse Lane", was granted planning permission for 4 dwellings under reference APP/14/00064 in May 2017. In addition, directly north of the site is the land identified as "Land North of Long Copse Lane" (UE76) in the LPHS for about 260 dwellings.

As such, the proposal in question must not undermine the future development potential and access of the adjacent sites to the south (permission APP/14/00064) and north (UE76). If this cannot be achieved then the proposal will not meet the requirement of Policy DM6.

As part of the above, a future application will need to consider the impact of amenity to the permitted development adjacent to the south (permission APP/14/00064) in order to comply with criterion e) of Policy CS16.

Impact on the character of the area

The area is primarily residential in character comprising a mix of dwelling types, styles and ages. The proposal comprises 2 elements. In respect to the detached 5 bed room house proposed to the west of Redlands House, this would occupy much of the width of the plot and be sited in proximity to mature trees. The trees are a significant feature and it is important that development does not result in detriment to this character. Additionally The site is adjacent to Redlands Lane which forms part of the Ancient Sussex Border Path. I would therefore advise that in addition to an Arboricultural Impact Assessment, a Visual Impact Assessment including an appraisal of the existing character be provided and that the

proposal be amended in response to the findings of the assessments. In this respect street scenes would be useful to demonstrate the impact of the development.

The second element comprises 3 detached 4 bedroom dwellings. These would be two and a half stories with the top floor served by rear dormers. Again the dwellings would occupy much of the width of the plot. Given the height of development and the extent of the built form it is considered that this part of the proposal would be an overdevelopment of the plot out of character with the area. It is recommended that either the area for development be extended or that the proposal be reduced to one dwelling on this part of the site. Additionally there may be scope to reduce the width of the access which would provide the opportunity for planting to soften its impact.

Impact upon neighbouring properties

The impact on existing dwellings together with those approved for the land to the south needs to be taken into account and in accordance with the Borough Design Guide, 20 m between habitable windows at 2 stories is required and this increases to 24m at 3 stories. Additionally garden depths should be a minimum of 10m for 2 storey dwellings with an extra 4m for every additional storey - ie as proposed 14m garden depths are required. The access/turning/parking should be sited so as not to result in nuisance to the neighbouring dwellings. The access for plots 1-3 appears to be tight to the eastern boundary and this aspect needs further consideration to provide buffer planting. The access also appears to impact the root protection area of tree(s) on the adjacent site and this needs to be assessed under the Arboricultural Report.

Ecology

The site has potential to support various protected species and there is potential for badger, hazel dormice, Bechstein's Bat and reptiles to be on and immediately surrounding the site. An Ecological Scoping Appraisal is required to support the application. Any future submission should clearly identify ecological constraints and provide a detailed mitigation, compensation and enhancement strategy.

Bechstein's Bat is a rare non-migratory bat species associated with woodland habitats and is afforded a high degree of legal protection in the UK and Europe. The species is found in internationally important numbers in Hampshire and is likely to occur within suitable woodlands (including fragmented woodland areas) and associated habitats throughout south Hampshire. A large Bechstein's Bat maternity roost has been identified to the north of the site. The Council's Ecologist will be able to give further advice on the surveys required and potential mitigation and his comments are awaited and will be forwarded when available.

Trees

The site consists of a variety of differing category trees that are mainly located close to boundaries of the site. Additionally, adjoining the southern boundary line, there is an Area TPO offsite. The submitted information has highlighted that the large oak tree (located on the corner of Plot 4) will need to be removed. Initially, this is contrary to criteria 1) and 2) of Policy DM8 and may therefore be a constraint on development. Additionally other trees are likely to be a constraint to the development therefore a detailed Arboricultural Implications Assessment, Arboricultural Method Statement and Tree Protection Plan will need to be submitted should a full application be made to support the loss of any trees and ensure that the trees to be retained are adequately protected during construction should permission be granted.

Highway and Access Arrangement

An appropriate means of access is required to the satisfaction of the Highway Authority that

does not compromise the vehicular access to housing allocation to the north and planning permission APP/14/00064 to the south. The comments of the Development Engineer are awaited and will be forwarded when available.

Policy DM13 and the Havant Borough Parking SPD (July 2016) set out the parking standards for new development in the borough and the vehicular parking requirements for C3 development can be found in Table 4A (page 9); while the cycle parking/storage provision requirements can be found in Table 4D (page 13) of the SPD. As all of the proposed dwellings contain 4 bedrooms or more, each dwelling will need to provide a minimum of 3 vehicular parking spaces and 2 long stay cycle parking spaces/storage provision.

No solid waste storage provisions shown, the properties waste wheeled bins can be presented / situated at a designated collection point close to the boundary of the highway

Flooding:

The site is not located in flood zones 2 and/or 3.

Environment Agency now charge for any advice outside of the formal planning process and as such have no detailed comments on the proposal. Further information is provided on their web site:- planningssd@environment-agency.gov.uk

Information on recommended surface water drainage techniques can be found on the HCC - Flood & Water Management website:-

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning>

If the proposals include works to an ordinary watercourse, under the Land drainage Act 1991, as amended by the Flood and Water Management Act 2010, prior consent of the Lead Local Flood Authority(HCC) is required for this work. This consent is required as a separate permission to planning. Details can be found here

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/changewatercourse>

Developer Contributions:

Havant Borough Council has an adopted CIL Charging Schedule which is applied to new residential development in the borough in addition to the requirements of Policy CS21. The Solent Recreation Mitigation Partnership (SRMP) contribution will also be payable in accordance with Policy DM24, and currently is £181 per dwelling plus monitoring and admin fee. The Developer Contributions Guide can be viewed on the Council's website:-

Additionally there may be a requirement for a contribution to the Emsworth Flood Alleviation Scheme and you may therefore want to seek the advice of the Environment Agency and LLFA on this matter.

<http://www.havant.gov.uk/sites/default/files/documents/Havant%20Developer%20Contributions%20Guide%20Oct%202016.pdf>

Conclusion

There is no objection in principle to the residential development of the site, however, the current proposal is considered to amount to an overdevelopment of the land proposed for development, raising concerns regarding the impact on the character of the area, neighbouring properties, landscape and ecology.

The following assessments are submitted to support a planning application:

- Heritage Statement (regarding Redlands House)
- Ecological Assessment (Phases 1 and 2)
- Arboricultural Assessment
- Contaminated Land Investigation Report to include gas monitoring.
- Design and Access Statement due to the site's sensitivity.

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

This advice also only relates to planning matters, and does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.

Yours faithfully

Mrs D Haywood
Principal Planner
Our Ref: GEN/17/01118