

Southmere Farm, land to west of The Mallards, Langstone, Havant

Site and surroundings

Comprises an almost rectangular shaped parcel of land directly abutting the western boundary of No.20 The Mallards, which is a road that forms a junction with Langstone Road. At present there are agricultural buildings on the site.



Figure 1. The application site in part.

Pre-application

A proposal was submitted in October 2017 to develop the application site for residential use and the much larger field to the south with a large barn for agricultural use. A response was received on 29 November 2017 (LPA Ref: GEN/17/01277) which supported the principle of residential development in the form of three dwellings on the application site.

Proposals

To demolish the existing buildings on the site and construct three, detached two-storey dwellings with associated car parking facilities. The application seeks outline planning permission only, including reserved matters covering layout, scale and means of access.

Amount

It is considered that the application site is sufficient size to accommodate the proposed development leaving a good amount of space around the dwellings for amenity purposes and parking. All of the proposed dwellings would be compliant with the nationally described floor space standards.

Layout

The proposed dwellings have been arranged to reflect the established pattern of development in the area. Orientation of the houses would ensure good levels of natural light. A carriageway would be constructed to form a short cul-de-sac off the Mallards, which is a public highway. The garden sizes and distances to existing dwellings would appear to comply with guidance in the Borough's Design Guide Supplementary Planning Document.

Scale

All of the proposed dwellings would be two-storey height with ridged roofs to reflect the character and appearance of development in the locality.

Design and appearance

The proposed dwellings would be constructed in suitable external materials to reflect the character and appearance of the locality. Of course the detailed design has not yet been resolved and there would be the opportunity for discussions with planning officers to achieve an agreeable outcome.

Landscaping

There are no trees within the application site. There is scope for tree and shrub planting to enhance the proposed development and aid bio-diversity. This would be the subject of a reserved matters submission.

Designations

The existing buildings on the site are neither a locally nor statutory listed building and is not within a conservation area. Furthermore, there do not appear to be any environmental designations that affect the site or surroundings. A very small portion of the site falls within Flood Zone 3 but the majority is within Flood Zone 1. A flood risk assessment prepared by Frank Tyhurst.

Heritage

As already mentioned the existing buildings on the site are not statutory listed or locally listed buildings of architectural or historic interest. As such they are neither designated nor non-designated heritage assets as defined in the NPPF. Furthermore the location is some considerable distance from the Langstone Conservation area which is located in and around Langstone High Street on the east side of Langstone Road. Nevertheless, the planning officer in the pre-application response has requested an assessment of the heritage interest of the existing buildings on the site and this has been carried. Please refer to Plan No.01 for the building numbers used below.

Detached barn (No.1)

This is a large timber framed structure that is open on one side. The roof and sides are clad in corrugated metal sheeting. What appear to be telegraph poles have been used to provide structural support at the front. The overall structural quality of the building is poor as is its general appearance. The building probably dates from the mid twentieth century. Currently used for housing agricultural machinery and livestock feed. No heritage value or significance is apparent.



Figure 2. Detached barn (No.1).

Cattle shed (No.2)

Timber framed structure also open on one side and similarly clad in corrugated metal sheeting. Telegraph poles used to provide structural support. Currently used for cattle and storage. Building appears to date from the mid twentieth century. No apparent heritage value or significance.



Figure 3. Cattle shed (No.2)

Shelter (No.3)

This is merely a detached roofed structure supported on timber posts (telegraph poles) that sits between the cattle shed and the main barn. Again it probably dates from the mid twentieth century and has no apparent heritage value or significance.



Figure 3. Shelter (No.3).

Small barn (No.4)

An open fronted timber framed structure which is clad with corrugated metal sheeting on the sides and the roof is clad with profiled metal sheets. Very poor structural condition. It is used for storing agricultural machinery and has no apparent heritage value or significance.



Figure 5. Small barn (No.4).

Lean-to (No.5)

Small timber framed mono-pitched structure that is attached to the main barn. Appears to date from the mid twentieth century and is currently used for storing logs. In poor structural condition and has no apparent heritage value or significance.



Figure 6. Small lean-to (No.5)

Main Barn (No.6)

This is the largest and best quality building on the site. Appears to be in reasonable condition and is timber framed and built on a low brick plinth. The external walls are clad in tarred feather-edged weatherboarding and the ridged roof in artificial slates. The building is L-shaped and there are two lean-to additions at each end of the main structure. Internally the larger part of the building has king post trusses. There are a mixture of timber and metal framed windows. Most of the timber framing appears to be of twentieth century origin but the building appears to date back to the late nineteenth century. It is used for housing livestock in part and storage and office use. There is some limited heritage value but not sufficient to warrant special protection or retention.



Figure 7. Main barn (No.6)



Figure 8. Southern leg to main barn (No.6)

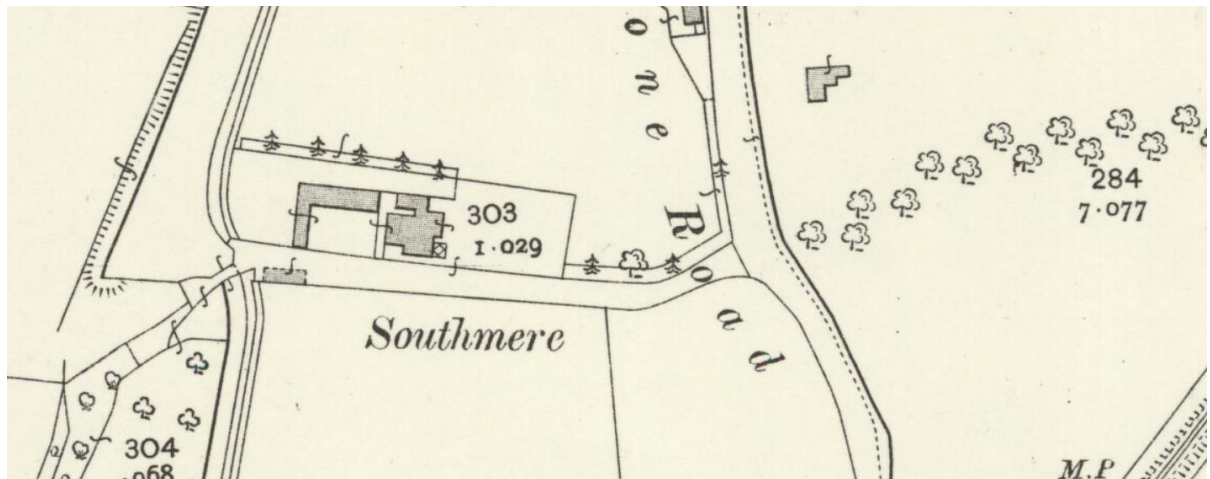


Figure 9. Map extract C1890

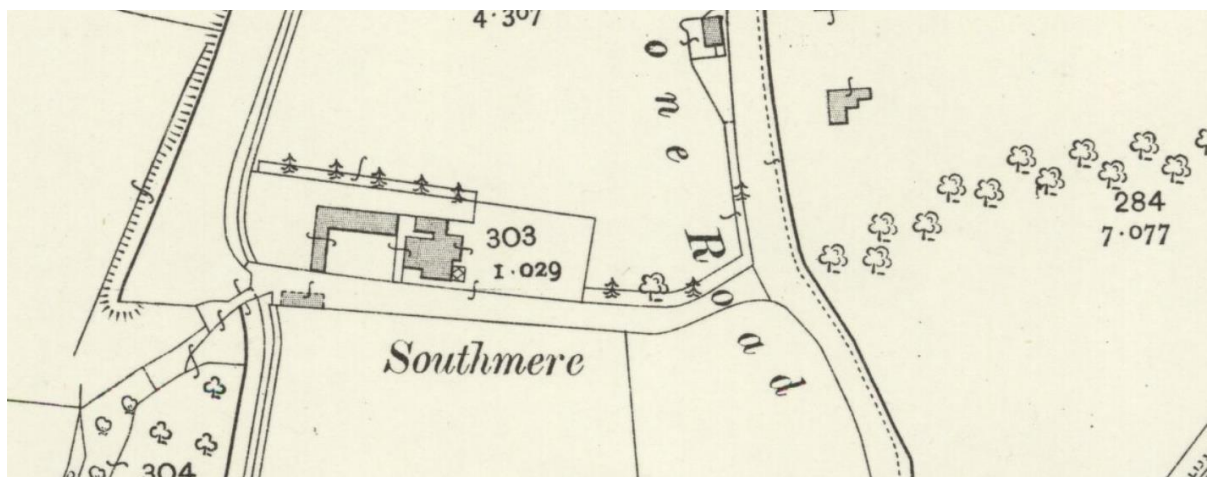


Figure 10. Map extract C1910

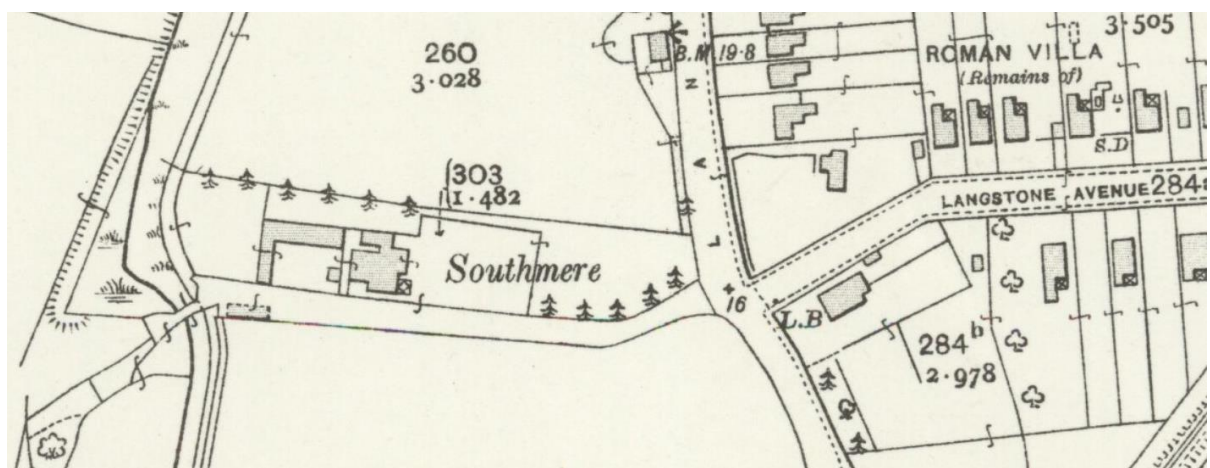


Figure 11. Map extract C1930.

In addition to the buildings and structures described above there is a noteworthy low flint wall that forms the boundary between the application site and the field to the south. This is annotated as No.7 on Plan No.01.



Figure 12. Low flint wall (No.7)

Ecology

A preliminary ecological assessment including a roost assessment has been carried out by Arbtech and the findings form part of the application documentation.

Access

The Mallards is a public highway that is accessed from Langstone Road, the main route from Havant on to Hayling Island. The application site is accessed from a private road that forms a westward extension of The Mallards. This private road also serves No.20 The Mallards a detached dwelling that is a neighbour to the application site. The existing metalled part of the private road would be extended to serve the proposed three dwellings, including a footway. There is a dedicated right turn lane on Langstone Road enabling safe access to The Mallards from Langstone Road. Approximately 35 five dwellings take access from this junction as well as the

application site. It is not considered that traffic generation would increase to any significant extent at the Langstone Road junction. The existing use, although low-key at present, could be used more intensively under the existing authorised use class. The existing buildings on the site amount to 442 square metres of useable floor area. The proposed dwellings would result in only a small increase in floor area compared to the existing buildings. Most traffic leaving the Mallards would turn left on to Langstone Road towards the A27 and Havant Town Centre and this is a safe junction with good sight lines and general visibility.

Residential amenity

The application proposals have been carefully designed to avoid any unneighbourly impact on nearby existing properties. The adjoining dwellings to the north Nos. 15 and 17 The Mallards and located close to the northern boundary of the application site. Both have a small single first floor window that overlooks the application site, however, these windows are glazed with obscure glass and appear to be bathrooms. Some of the existing buildings, which are relatively high for single storey, are much closer to this boundary than the proposed dwellings and therefore it is considered that both of these existing dwellings would benefit in terms of outlook and natural light penetration as a result of the application proposals.

Planning policy

The council's Core Strategy is the relevant local plan.

Policy CS15 concerns flood and erosion risk.

Comment: The area including most of the application site is designated as Flood Zone 1 and is therefore not at risk of tidal or river flooding. Please refer to the flood risk assessment forming part of the application documentation for further information in respect of this issue.

Policy CS16 refers to high quality design. It requires development to respond positively to historic and local character and to use characteristics of the locality to

help inform the design of new development. Height, massing, materials and proportions of windows and doors are referred to in Paragraph 1.

Comment: All of the relevant criteria in this policy has informed the design and siting of the proposed development. The scale and height would be consistent with nearby dwellings and the overall design would be to a high standard that would contribute to the enhancement of the locality.

Policy CS17 is about concentrating development in urban areas and **Policy CS20** sets out the transport and access strategy for the borough.

Comment: The application site is within the urban area of Langstone and therefore the principle of residential development is acceptable and supported by the council.

Policy CS9 is about housing.

Comment: The application proposals would provide much needed family housing in a sustainable location.

Policy DM13 refers to parking standards for residential development.

Comment: The parking standard in the application proposals accords with those set out in this document for the Langstone area.

It is considered that the proposed development would be fully in line with the relevant policies in the Core Strategy as set out above.

The National Planning Policy Framework (NPPF) sets out a presumption in favour of sustainable development. The three dimensions to sustainable development are economic, social and environmental. The economic role should ensure there is sufficient land of the right type and in the right places to support growth and innovation. The social role supports strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future

generations. It should also involve creating a high quality built environment with accessible local services to meet the community's needs. The environmental role should contribute to protecting and enhancing the natural, built and historic environment. Furthermore, natural resources should be used prudently, waste and pollution minimized and climate change given a high priority by moving towards a low carbon economy. It is considered that the proposed development accords with this advice. Paragraphs 47 to 55 relate to housing and it is considered that the development proposed would be in accordance with the guidance; particularly Paragraphs 49 and 50. Paragraphs 56 to 68 are about good design. Paragraphs 60 and 61 are considered most pertinent to the application proposals.

Planning obligations

A Community Infrastructure Levy payment would be applicable on commencement of development based on the increased floor space proposed compared to the existing floor space of buildings on the site. Furthermore, a contribution would be required under the Solent Recreation Mitigation Partnership.

Assessment

The application proposals would constitute sustainable development as set out in the NPPF and Core Strategy where there is a presumption to grant planning permission.

Much needed family housing would be provided in this established urban area.

Havant borough Council is required to provide many new dwellings during the plan period and the application proposals would make a noted contribution toward housing targets and should be seen as a *windfall* site.

Existing buildings on the site are in a poor condition and have very little heritage value that would warrant their retention.

Conclusion

It is respectfully requested that outline planning permission should be granted.