
Planning, Heritage & Affordable Housing Statement

Reserved Matters Application

Land South of Helmsley House and East Leigh House, Bartons Road, Havant

Planning Statement

Reserved Matters Application – Land South of Helmsley House and East Leigh House,
Bartons Road, Havant



Contents

1.	Introduction	1
2.	The Site	2
3.	The Proposal	3
4.	National and Local Policy	7
5.	Compliance with the Approved Outline Application	9
6.	Compliance with the Development Plan	16
7.	Responses to Pre-application Discussions	18
8.	Heritage Statement	31
9.	Affordable Housing Statement	32
10.	Conclusions	34

1. Introduction

- 1.1. On 1 December 2016, outline planning permission (ref. APP/15/01435) was granted for a development of 175 residential units and the associated means of access on land south of Bartons Road, Havant. The principle of the development of the land with 175 homes has thus been authorised. The Decision Notice for the outline planning permission confirms that matters of layout, scale, appearance and landscaping were reserved for future consideration and determination.
- 1.2. Bellway Homes Wessex Ltd has acquired the site for development and, with this application, seeks approval of the reserved matters.
- 1.3. In addition to those matters that were specifically reserved, the outline permission also includes a series of conditions which require specific additional information to be submitted. The discharge of conditions is the subject of a separate application.
- 1.4. This Statement should be read in conjunction with the plans, Design and Access Statement, technical reports and all of the supporting application documentation.

2. The Site

- 2.1. The application site is a gently sloping, roughly triangular, greenfield site on the north eastern edge of the settlement of Havant.
- 2.2. A detailed description of the application site, accompanied by photographs showing its context, is set out in Chapter 2.0 of the Design and Access Statement.
- 2.3. In addition, the Planning Officer's Report in respect of the outline planning application for the development of 175 homes at the site described it, accurately, thus:

"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.

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.

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. The small copse includes a pond feature and there is a public foul sewer crossing the site with raised manholes in several places.

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.

- 2.4. The site remains undeveloped and continues to display the characteristics observed by the Planning Officer at outline stage.

3. The Proposal

- 3.1. This application seeks approval for the layout, scale, appearance and landscaping of the development, which comprises the construction of 175 residential dwellings with associated private and communal amenity space, roads, garages, parking, internal roads, pathways, sustainable urban drainage and associated landscaping.

Access

- 3.2. As approved by the outline planning permission, vehicular and pedestrian access would be taken from Bartons Road at the north eastern extremity of the site. Additional pedestrian links to Japonica Way and Bartons Road are provided to the west and north of the site, with further opportunities to provide access in the future to the land to the east and south east included in the proposed layout.

Layout

- 3.3. The general parameters of the proposed layout were informed by discussions that had taken place during the course of the outline planning application and which were reviewed during pre-application discussions in advance of this submission. Key influences to the layout include the relationship with East Leigh House (a listed building located to the north of the site), mature groups of trees within and adjacent to the site, site levels and surface water drainage management, and general placemaking ambitions.
- 3.4. Within the site, a logical system of roads and footpaths will provide access to the homes and through the development, linking with key features, vistas and spaces to provide an attractive and accessible living environment for future residents.
- 3.5. The development comprises a mix of 1, 2, 3 and 4 bedroom homes configured as:
- 5 x 1 bed flats
 - 18 x 2 bed flats
 - 28 x 2 bed houses
 - 84 x 3 bed houses
 - 40 x 4 bed houses
- 3.6. The homes are set out in distinct character areas as shown on the application drawings and described in the Design and Access Statement. The development in its entirety comprises an appropriate suburban-density estate that will reflect the character of the adjacent neighbourhood and provide fine homes that are responsive the needs of the catchment area.
- 3.7. Car parking for residents and visitors has been designed to accord with the Council's parking standards as follows:
- | | |
|-----------------------------|----------|
| ▪ 1 bedroom flat | 1 space |
| ▪ 2 bedroom flat/maisonette | 1 space |
| ▪ 2 bedroom house | 2 spaces |
| ▪ 3 bedroom house | 2 spaces |
| ▪ 4 bedroom house | 3 spaces |

3.8. Each property will have access to secure cycle storage, provided as follows:

- 1 space / one-bedroom unit
- 2 spaces / two-bedroom unit
- 2 spaces / three-bedroom unit
- 2 spaces / four-bedroom unit
- +20% short term visitor spaces

3.9. The inter-relationship between dwellings has been devised to accord with the Council's adopted standards; the depth of rear gardens is normally 10 metres, back-to-back relationships between homes are a minimum of 20 metres (typically 24 metres where direct) and back to side relationships are a minimum of 10 metres.

Scale

3.10. In terms of the scale and massing of the buildings, the scheme has been designed to reflect the character of the immediate area, with all dwellings being two storeys in height and flat blocks 2.5 storeys with ridge heights not exceeding 10 metres. All of the proposed dwellings are set beneath traditional pitched roofs.

Mix

3.11. The scheme provides 53 affordable dwellings and 175 private dwellings. An accommodation schedule is set out in Table 1.

Table 1: Accommodation Schedule

Dwelling type	1-bed flat	2-bed flat	2-bed house	3-bed house	4-bed house	Total
Affordable Homes	5	18	8	18	4	53
Private Homes	0	0	20	66	36	122
					Total	175

Appearance

3.12. The Design and Access Statement describes in detail how the appearance of the development has been divided broadly into three character areas, responding to the important features of this site - the heritage area around East Leigh House listed building, the tree copses on the east and west boundaries, and the suburban areas of streets and drives. These sub-areas are described as follows:

Heritage Character Area

The setting and vista south of Leigh House has been carefully considered. An area of public open space is proposed beyond the existing mature hedge boundary; this area is proposed with a statement tree and meadow planting, providing a visual focus.

Green Lane Character Area

The two areas of tree copse and pond lead to create a soft landscaped strip running east to west midway through the site; a natural area for swales and affording easy pedestrian and cycle routes across the site which can permeate and link to all parts of the scheme and onwards to any future development of the land to the east.

Streets and Drives Character Area

The frontages of the suburban blocks have a hierarchy of architectural detail features and materials depending on the importance of the street, public space, prominence and the size of the building itself.

- 3.13. Public open spaces, focal points, key vistas and prominent corners around the site have highlighted design treatments to enhance the quality of the development. Active frontages have been considered to provide natural surveillance of public areas including the important cycle path link around the north-east corner of the site.

Landscape

- 3.14. The site layout plan and the Design and Access Statement demonstrate and describe the structural philosophy for hard and soft landscape as part of the preliminary and evolved designs for the layout of the site. Key established trees, vistas, and the relationship with an adjacent heritage asset, in conjunction with the sustainable urban drainage features, have informed a layout which will provide attractive spaces and views, as well as functional public open spaces, within the development.
- 3.15. A key landscape feature is the planted walk from east to west through the centre of the site, linking two tree groups along the line of a swale. Homes will face onto this attractive space, creating the sense of a traditional village green. Further notable features are the green at the north of the site which provides an open aspect and framed vista of and from East Leigh House, a play area to the west of the site close to the pedestrian link to the adjacent homes in Japonica Way and, the dense, largely retained, tree belt to the south west of the site, and new tree planting on the eastern boundary.
- 3.16. A detailed hard and soft landscape scheme, prepared and presented by ACD Environmental, accompanies the application, demonstrating opportunities to provide useable areas of open space within the development, as well as enhanced visual links and footpath connections to the wider area. The landscape scheme also provides details on boundary treatments and the future management and maintenance of proposed planting and the existing site boundary hedgerows.
- 3.17. The application is also accompanied by a Tree Survey, Impact Report and Method Statement. The assessment, also prepared by ACD Environmental, demonstrates how the trees to be retained within the development will be protected during construction and integrate well with the development to provide a long term amenity for residents and the wider community.

Ecology

- 3.18. An Updated Mitigation statement and Habitat Creation and Management Plan, prepared by The Ecology Co-Op, has been supplied to demonstrate how the proposed layout and scale of the development responds to the ecological matters that were raised in the outline planning application and the associated decision and planning obligation. The report outlines mitigation measures for the development of the site at Bartons Road, where a common pipistrelle bat roost and a population of reptiles have been identified. Mitigation measures outlined within the report include the creation of new wildflower meadow habitat, native tree and shrub planting, new roosting habitat for bats, pond restoration and the creation and management of a new reptile receptor area.
- 3.19. Further information about the design of the scheme and how this has developed, taking account of the site constraints and development principles, is set out within the following sections of this report of this statement and in the accompanying Design and Access Statement.

4. National and Local Policy

National Planning Policy

4.1. The National Planning Policy Framework (NPPF) sets out the Government's presumption in favour of sustainable development, and states that local planning authorities should approve development proposals that accord with the statutory plans without delay (paragraph 14). This RM application follows the approval of outline application APP/15/01435, which established the principle of this quantum of residential development (175 units) and confirmed compliance with the Havant Local Plan and the core ambitions of the NPPF (paragraph 17), including:

- To enhance and improve places
- To support sustainable economic development
- To secure high quality design
- To promote the vitality of urban areas
- To encourage public transport, walking and cycling

Development Plan

4.2. The Development Plan for Havant Borough Council comprises the following documents:

- Havant Borough Council Adopted Core Strategy (2011) policies:
 - CS1 (Health and Wellbeing)
 - CS8 (Community Safety)
 - 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)

 - DM8 (Conservation, Protection and Enhancement of Existing Natural Features)
 - DM10 (Pollution)
 - DM11 (Planning for More Sustainable Travel)
 - DM12 (Mitigating the Impacts of Travel)
 - DM13 (Car and Cycle Parking on Residential Development)
- Havant Borough Local Plan (Allocations) July 2014 policies:
 - HB1 (Havant and Bedhampton Housing Allocations)
 - AL1 (Presumption in Favour of Sustainable Development)
 - DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
- Borough Design Guide (2011)
- Housing SPD (2011)
- Parking SPD (2016)

- 4.3. The site is allocated for residential development in the Local Plan with the site reference UE3b. Policy HB1 states that the site is suitable for up to 203 dwellings, based on the then known characteristic and density considerations for the site. The site specific requirements for development are set out in the supporting text to policy HB1 as follows:

Policy UE3b - Site Specific Development Requirements

- Heritage Statement, of an appropriate level of detail, to support planning application
- Design and layout to respect the context and setting of listed building
- Strong landscape buffer on eastern boundary required
- Design and layout to aim to retain and protect TPO trees
- The site is subject to an S106 legal agreement which the landowners and the Council (as parties to the original agreement) will need to vary to allow development to take place
- Vehicular access to be provided north onto Bartons Road (running to the east of land at Helmsley House)
- Pedestrian/ cycle access to be provided south into existing residential development in Denvilles (improvement to existing link)
- Improvements to increase natural surveillance and usability of the pedestrian/ cycle link onto Bartons Road (west of Eastleigh House). This requirement may not be necessary should more suitable pedestrian/ cycle access be made available through Havant Garden Centre, also a residential allocation (UE43)
- Long term provision should be made available should further residential development be sought on land to the immediate west of the vehicular access (land at Helmsley House). This should ensure no ransom strips are in place and allow for co-ordination of development so that residential properties could (if sought) be provided facing onto the access road. This would improve natural surveillance of the access proposed and provide for co-ordination of development
- Consultation with HCC alongside any planning application in relation to minerals and whether prior extraction may be required
- Employment and Skills Plan to support planning application
- Southern Water requests connection to the sewerage system at the nearest point of adequate capacity
- Appropriate easement from existing sewage/ waste infrastructure

- 4.4. The combined matters approved by the outline planning permission and the proposals set out in this application for approval of reserved matters, meet the requirements of policy HB1 and the wider ambitions of the development plan.

5. Compliance with the Approved Outline Application

- 5.1. The outline planning permission for 175 dwellings with associated infrastructure and access was granted subject to the following conditions. The manner in which this reserved matters application responds to those conditions is set out within the text.

Condition 1: *Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates: (a) The expiration of three years from the date of this permission; or (b) The expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.*

Response: The reserved matters have been sought within three years of the approval of outline planning permission.

Condition 2: *The approval of the Local Planning Authority shall be obtained in respect of the following reserved matters before the development first takes place – the appearance; landscaping; layout; and scale.*

Response: The reserved matters application seeks approval of the appearance, landscaping, layout and scale of the development.

Condition 3: *The reserved matters application layout shall incorporate a design that would allow for potential vehicular and pedestrian access to the land to the south east of the application site.*

Response: The proposed site layout shows four distinct points where vehicular and/or pedestrian connectivity between the application site and the land to the east/south east may be secured.

Condition 4: *No development shall take place until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.*

Response: Compliance with the condition will be secured prior to the commencement of the development.

Condition 5: *No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:*

- (i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;*
- (ii) The provision to be made within the site for a material storage compound(s) during site clearance and construction of the development.*
- (iii) Construction traffic access, the turning of delivery vehicles and lorry routing.*
- (iv) Provisions for removing mud from vehicles.*
- (v) A programme of works.*

Thereafter, throughout such site clearance and implementation of the development, the approved contractors parking and materials storage compound(s) shall be kept available and used only as such. In addition the approved construction traffic routing, turning and access arrangements shall be complied with. The approved wheel washing facilities shall be used to control the depositing of mud on the highway.

Response: Prior to the commencement of development, a method statement addressing each of these issues shall be submitted to the Local Planning Authority for approval.

Condition 6: *No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all of the following matters have been submitted to and approved in writing by the Local Planning Authority:*

- (i) foul and surface water drains and sewers proposed to serve the development;*
- (ii) any other methods of surface water disposal (i.e. Sustainable Urban Drainage Systems); and*
- (iii) any other proposed ancillary drainage works/plant (e.g. pumping stations).*

Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Response: Prior to the commencement of development, details of the layout, depth and capacity of the surface water drainage system shall be submitted for approval.

Condition 7: *No development shall take place within the area indicated on the approved plan ref no. 063 PL 01 until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.*

Response: Prior to the commencement of development, the applicant shall have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation that shall have been submitted by the applicant and approved in writing by the Local Planning Authority.

Condition 8: *No development shall take place until the applicant has secured the implementation of a programme of archaeological mitigation of impact in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.*

Response: Prior to the commencement of development, the applicant shall have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation that shall have been submitted by the applicant and approved in writing by the Local Planning Authority.

Condition 9: *Following completion of archaeological fieldwork a report shall be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.*

Response: A report shall be produced upon completion of the archaeological fieldwork.

Condition 10: *No development hereby permitted shall commence until plans and particulars specifying the alignment, width, gradient and type of construction proposed for all footways, roads and individual accesses thereto (including all relevant horizontal cross and longitudinal sections) and the related provision to be made for street lighting and for surface water disposal and a programme for the implementation and making up of the same have been submitted to and approved in writing by the Local Planning Authority. The implementation and making up of the same shall be completed in full accordance with such plans, particulars and programme as are thus approved by the Authority.*

Response: The plans forming this reserved matters application show the alignment and width of roads and footways throughout the development. Further details required to comply with the condition shall be submitted for approval prior to the commencement of the development.

Condition 11: *The development shall not commence unless and until details of the proposed hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The details shall include the following:*

The submission of fully annotated plans at sufficient scale that comprise a range of coloured and textured surfacing treatments, which identify:

- *finished levels*
- *hard surfacing material type / product reference and colour*
- *laying bond*
- *edging or threshold detail / type*
- *retaining structures or steps*

The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Response: The details, other than levels, are set out in the hard landscape drawings and schedule submitted in support of this application. Details of levels shall be submitted for approval prior to the commencement of the development.

Condition 12: *Prior to the commencement of development details of the measures to be taken to divert/protect the public sewers crossing the site shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved measures unless otherwise agreed in writing by the Local Planning Authority.*

Response: The required details shall be submitted to the Local Planning Authority prior to the commencement of the development.

Condition 13: *Prior to the commencement of any development activities, a fully-detailed ecological mitigation, compensation and enhancement strategy shall be submitted for approval to the Local Planning Authority. This strategy shall be informed by the recommendations detailed within the Preliminary Ecological Appraisal and Phase 1 Habitat Assessment (The Ecology Co-op, July 2015), Bat Emergence, Activity and Tree Climbing Survey (The Ecology Co-op, September 2015) and Reptile Survey Report (The Ecology Co-op, October 2014) unless otherwise agreed in writing by the Local Planning Authority. Development shall then proceed in strict accordance with any agreed strategy, with all mitigation features permanently retained and maintained.*

Response: The details are provided in the Mitigation Statement and Habitat Creation and Management Plan submitted in support of this application.

Condition 14: *The development hereby permitted shall not commence unless and until a pre commencement site meeting with the Councils Arboriculturalist has taken place to assess and agree the tree protection measures and proposed works. The development shall thereafter be carried out in accordance with the methodology prescribed in the approved Arboricultural Method Statement and Tree Protection Plan unless otherwise agreed in writing by the Local Planning Authority. All trees that are to be retained within or adjacent to the site shall be enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.*

Response: A pre-commencement meeting with the Council's Arboriculturist shall be requested prior to the commencement of development.

Condition 15: *Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.*

Response: A schedule of materials to be used in the development is enclosed with this application.

Condition 16: *No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The details shall include the submission of fully annotated plans 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. The structures shall thereafter be retained.

Response: The Design and Access Statement sets out the proposals for internal and external boundaries.

Condition 17: *No dwelling hereby permitted shall be first occupied anywhere on the site until the road(s) serving that dwelling have been laid to at least base course.*

Response: The associated access road shall have been laid out prior to the occupation of any dwelling.

Condition 18: *The development hereby permitted shall not be occupied until details of external lighting has been submitted to and approved in writing by the Local Planning Authority. The lighting details shall in particular address the following matters:*

- *light fitting specifications;*
- *layout plans that are sufficiently coordinated with tree planting and other layout infrastructure;*
- *Lux level plots are required to demonstrate the fittings are capable of achieving appropriate standards, without potential for excess light pollution or nuisance overspill;*
- *Proximity of the open countryside and need to avoid light spill from the site.*

The development shall thereafter be carried out and maintained in accordance with the approved scheme.

Response: Details of external lighting to be used within the development are enclosed with this application.

Condition 19: *The development hereby permitted shall not take place other than in full accordance with the Arboricultural Impact Assessment & Method Statement and Tree Protection plan unless otherwise agreed in writing by the Local Planning Authority.*

Response: The development will accord with the tree protection plans.

Condition 20: *The surface water drainage scheme associated with this development shall not include deep borehole infiltration systems.*

Response: Noted.

Condition 21: *The development hereby permitted shall be carried out in accordance with the following approved plans:*

- *Planning Supporting Statement December 2015*

- *Design and Access Statement December 2015*
- *Preliminary Foul & Services Appraisal Project No. 14-018 Nov 2015*
- *Historic Environment Desk-Based Assessment Ref 109570.01 Dec 2015*
- *Transport Assessment Project No. 14-018 Nov 2015*
- *Technical Note Ref 14-018-013 Rev C 8th June 2016*
- *Technical Note Ref 14-018 8th June 2016*
- *Preliminary Site Access Plan Drawing No. 14-018-002 Rev H*
- *Location Plan Drawing No. 63 PL 01*
- *Existing Site Plan Drawing No. 063 PL2*
- *Illustrative Masterplan Drawing No. 063 PL 03*
- *Landscape Masterplan Drawing No. 1208-1001 Rev 1*
- *Site Plan with contours*
- *Flood Risk Assessment & Preliminary Surface Water Drainage Strategy Project No.14-018 Dec 15*
- *Email dated 10th March from Glen Charles in relation to Infiltration testing*
- *Proposed Surface Water Catchment Plan Drawing No. 14-018-012*
- *Proposed Surface Water Drainage Strategy Drawing No. 14-018-005 Rev B*
- *Proposed Complex Structure Detail Drawing No. 14-018-013*
- *Arboricultural Impact Assessment & Method Statement Ref 0787.bjh. Dec15*
- *Porous Footpath Construction detail*
- *Tree Protection Plan (Including Tree Protection & Removal) Drawing No. BJH 03/04*
- *Sheet 1 Rev 1*
- *Tree Protection Plan (Including Tree Protection & Removal) Drawing No. BJH 03/04 Sheet 2*
- *Tree Protection Plan (Including Tree Protection & Removal) Drawing No. BJH 03/04 Sheet 3 Rev 1*
- *Tree Survey and Constraints Plan BJH 01/02 Sheet 1*
- *Tree Survey and Constraints Plan BJH 01/02 Sheet 2*
- *Tree Survey and Constraints Plan BJH 01/02 Sheet 3*
- *Complete Ecological Appraisal November 2015*
- *Preliminary Ecological Appraisal and Phase 1 Habitat Assessment 24th July 2015*
- *Mitigation statement and Habitat Creation and Management Plan 18th December 2015*
- *Breeding Bird Survey 4th November 2015*
- *Bat Emergence, Activity and Tree Climbing Survey 23rd September 2015*
- *Reptile Survey report dated 13th October 2014*
- *Landscape and Visual Impact Assessment December 2015*
- *Mineral Deposits letter Ref: GTS-a6-795 dated 25th April 2016*

Response: Noted.

5.2. In addition to the conditions above, the outline permission was granted subject to compliance with a Planning Obligation that was executed under the provisions of Section 106 of the Planning Act 1990 on 23 November 2016. The key requirements of the Planning Obligation are:

- Affordable Housing contribution: 30% of the dwellings in a mix comparable to the open market dwellings; locations and tenure to be agreed at reserved matters stage.
- Employment Skills Plan.
- Sustainable Drainage scheme and bond.
- Education contribution: £997,089.

- Solent Recreation Mitigation Project Contribution £30,800 (index linked).
- Highway works: provision of shared footpath and cycle path linking Japonica Way with the existing path linking the site with Bartons Road; capacity improvements at the junction of Bartons Road and Horndean Road; and creation of a shared use footpath/ cycleway on Bartons Lane between New Lane and the public right of way to the Wyevale Centre.
- Residential Framework Travel Plan/ Full Travel Plan with associated approval fee (£1,500), monitoring fee (£15,000) and Bond (£74,750 + 10%).
- Sustainable Integrated Transport Contribution: £65,000 (index linked) to be spent on bus shelter improvements on Southleigh Road near the junction of Rowan Road, and/or a shared use pedestrian/ cycle link to connect the land with the off-site improvements.
- Plans for management of shared amenities (open space and landscape).

5.3. Whilst full compliance with the provisions of the Planning Obligation will be achieved in accordance with the timeframe set out in that document, the proposals at this stage respond to the provisions of the Planning Obligation as follows:

- The reserved matters make provision for 30% of the dwellings to be affordable homes as set out in the Affordable Housing Statement.
- The reserved matters have been designed to accord with the approved surface water drainage scheme that was submitted and approved at outline stage.
- The financial contributions towards education; mitigation for impacts upon the Solent SPAs, off-site highway works, and implementation of the Travel Plan, will be made at the appropriate trigger stages in accordance with the Planning Obligation. No further information is submitted or required at this stage in respect of those matters.
- Obligations in respect of employment skills and management proposals for the public spaces within the development, shall be met when the applicant is scheduling the commencement of the development.

6. Compliance with the Development Plan

- 6.1. The reserved matters have been devised to respond to those matters arising through the outline application, pre-application engagement with the Local Planning Authority, and the requirements of Development Plan site allocation policy UE3b.

Compliance with Site Allocation Policy UE3b

- Heritage Statement: Chapter 8 of this document demonstrates that the design and layout respects the setting of listed building East Leigh House in accordance with the layout that was devised at outline planning stage.
- Strong landscape buffer on eastern boundary: The site plan and landscape proposals demonstrate how the proposed development incorporates a strip of land segregated from any of the residential plots of between 5 and 10 metres running along the entire eastern boundary which will be the subject of appropriate tree planting. The proposal was the subject of discussion at pre-application stage and was found to be fit for purpose as is detailed below.
- Aim to retain and protect TPO trees: Key tree groups within the site are identified and protected in accordance with the Tree Impact Report; some tree removal work is proposed to the dense western belt to accommodate SUDs as proposed and approved at outline stage.
- Vehicular access: The access was approved at outline stage and remains in compliance with the policy requirement that it should run to the east of land at Helmsley House.
- Pedestrian/ cycle access to be provided south into existing residential development in Denvilles (improvement to existing link): The proposal includes a 3m wide shared pedestrian and cycle link from Japonica Way, Denvilles, through the site, connecting to a pre-existing right of way from the north of the site to Bartons Road.
- Improvements to increase natural surveillance and usability of the pedestrian/ cycle link onto Bartons Road (west of East Leigh House). The access route is outside the control of the applicant. However, the proposed layout incorporates buildings and vistas that will enhance the natural surveillance of people entering and leaving the southern end of the footpath.
- Long term provision should be made available should further residential development be sought on land to the immediate west of the vehicular access (land at Helmsley House). The means of access was approved and resolved at outline stage.
- Consultation with HCC alongside any planning application in relation to minerals and whether prior extraction may be required. No mineral extraction is required or proposed.
- Employment and Skills Plan to support planning application. The submission of a skills and employment plan in advance of the commencement of development, is a requirement of the planning obligation and shall be addressed at the appropriate stage.

- Southern Water requests connection to the sewerage system at the nearest point of adequate capacity. The drainage systems are being devised in consultation with the statutory undertaker and are the subject of a pre-commencement condition applied to the outline planning consent.
- Appropriate easement from existing sewage/ waste infrastructure. In hand.

7. Responses to Pre-application Discussions

- 7.1. The applicant has been engaged with the Local Planning Authority with regard to the reserved matters in advance of the submission of this application. Pre-application discussions were premised on the draft layout plan shown below.

Figure 1: Draft pre-application site layout



- 7.2. A letter dated 23 November 2017 sets out the LPA's preliminary view of the proposals that were submitted at that time in the following paragraphs. Further amendments have been made to the proposal to address any issues raised in the pre-application comments as noted.

Principle of development

- 7.3. The pre-application letter confirms that the principle of the development of the site with 175 homes, and the proposed means of access, were established in the outline approval. Pre-application discussions with the

Council therefore focused on the reserved matters of layout, appearance, scale, and landscape (broken down into the following headings):

1. Layout - General
2. Open space/ trees
3. Impact on Historic Environment
4. Impact on residential amenity (neighbours and future residents)
5. Surface water and foul drainage
6. Affordable Housing
7. Links vehicular/ pedestrian and cycle - Public Rights of Way
8. Parking
9. Ecology
10. Crime and Antisocial Behaviour
11. Community Infrastructure Levy

7.4. The Reserved Matters submission follows the principles established as part of the outline planning application, namely:

- Primary access to be taken via Bartons Road.
- Pedestrian access retained/ enhanced from Denvilles (Japonica Way), Bartons Road, and to provide future access to the east.
- Maintain and establish tree belts to the west and east boundaries.
- General form and layout of the internal roads and dwellings.

7.5. The relatively modest variations to the layout of the outline masterplan scheme have been design led, largely in response to the pre-application advice of the Local Planning Authority, as well as meeting the applicant's objective of achieving a high quality residential environment which minimises the impact on the wider landscape and complements the adjacent heritage asset.

Site Layout

7.6. As identified in the accompanying Design and Access Statement, the proposed layout of the site has been informed by discussions that took place at outline stage, having particular regard to matters of heritage, the amenity derived from trees, and incorporating drainage features into open spaces, whilst delivering the desired 175 homes to provide

7.7. The manner in which the draft layout addressed these features was acknowledged in the pre-application letter as follows:

"In terms of the general layout I am pleased to see that the general approach picks up from the outline planning permission indicative layout. In general terms the constraints of the site in relation to the following matters appears to have been addressed in the layout:

- ☐ *Trees within and on the edge of the site,*
- ☐ *Opportunities for linked open space,*
- ☐ *Setting of Eastleigh House - listed building,*
- ☐ *Landscape buffer to eastern site boundary.*

At this stage further consideration in relation to SUDs and drainage features needs to be done. It should be recognised that such requirements can have significant impacts in terms of site layout and trees, they can also influence the potential adoption of roads. I note from your email of the 20th November that reference is made to SUDs and the southwestern tree belt. As the application was for outline consent the SUDs layout did not form part of the consent in relation to a detailed layout. The trees in question form part of a TPO group and if the reserved matters application SUDs scheme is proposing the removal of part of this tree belt this would need to form part of the description of the proposal and will be given due consideration during the application stage. At this point I would state that any impact on the tree belt should be minimised as far as possible."

7.8. The surface water drainage proposals for the site, as set out in the outline planning application documents, have influenced the layout of the site to a significant degree. The central east-west link through the site creates an attractive linear village green, linking the two key woodland features of the site along the line of a swale. Homes are grouped facing into this space, which will be one of a number of particularly attractive and notable features of the development.

7.9. As is described under the heading *Trees* below, the incursion of the swale at the south western edge of the site into the edge of the existing tree belt was accepted at the outline stage, and the applicant has acquired the site with this agreement in place. Whilst some removal of trees and planting is required to accommodate this feature, the screening and amenity effect of the tree buffer will remain, given the width and density of planting within the retained section of the tree belt.

7.10. Under the heading *Links vehicular/pedestrian and cycle - Public rights of Way* the pre-application letter set out the following:

"The outline planning permission S106 Agreement secured improved links from the site and these need to be taken into account in the final design. I note that the route between Japonica Way and northern link is shown on the latest drawing as following the outside of the site. At our meeting you raised concerns about changing the existing route around the field. The route is not defined as a Public Footpath however it is clearly used at present as a public route and any change in its line may be challenged. It is considered however that from a usability point of view as well as from a security of properties and users point of view, the route should be integrated into the development and made an attractive feature of the site. I would not support the positioning against the site boundary and would ask that this aspect is re-considered. The internal roads should include a 3m wide footpath between the cycle/pedestrian links to Bartons Road and Japonica Way.

The outline planning permission also secured a vehicular access to the Helmsley House site via the S106 Agreement and this will need to be available in the site layout. A vehicular and pedestrian link was also secured by planning condition No.3 to the south east corner of the site and this should be secured in the layout. Condition 3 states:

3 The reserved matters application layout shall incorporate a design that would allow for potential vehicular and pedestrian access to the land to the south east of the application site. Reason: To provide for potential access to land beyond the application site in the interests of coordination of development having due regard to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

In terms of the wider area and future proposals on the land to the east, it is considered important that options for potential road layout changes to the access remain achievable. In this regard the adoption of the road as far as units 1-2 and 86 and potentially the land to the east of the access would prevent possible future options being impacted. In this regard I will forward a Consultation Response from Planning Policy. Hampshire County Council have been re-consulted in relation to the latest layout and I will forward any comments received."

- 7.11. The proposals maintain the informal route pedestrians currently take around the NW edge of the site. An enhanced 3m footpath/cycleway is proposed with good levels of surveillance along its length. There will also be alternative routes through the network of the site.
- 7.12. Several potential links are safeguarded / provided to the adjacent land.

Landscape and Open Space

- 7.13. The pre-application letter responded to the proposals in respect of hard and soft landscaping as follows:

"The open spaces are generally centred on trees to be retained and include a linked space between the two groups of trees across the centre of the site. The Councils landscape officer provided the following soft landscaping comments in relation to the original layout [meaning the draft layout submitted at outline stage rather than the pre-application submission plan above] (any comments received in relation to the revised plan will be forwarded separately) which should be incorporated into the final scheme:

- ☐ *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.*
- ☐ *The current site layout is deemed to not give sufficient room for trees to grow to maturity. As such we would need to see ample room for each specific tree species to grow successfully.*
- ☐ *The linear open space running east to west of the site is deemed to be an opportune location to plant larger legacy tree species that will add to the landscape character.*
- ☐ *We do not want to see the Swales designed with steep banks that will need to be fenced off creating a sterile pockets of land. As such the gradient would ideally be no greater than 1 in 3 to allow safe access/egress. Further comments in relation to the central connecting green space are provided by the Councils Landscape Officer who states:*
- ☐ *At present the swale going through the middle of the site is deemed have missed an opportunity to have defined footpath connecting the site from east to west. The footpath would utilise the interesting landscape feature of the swale and the linear / avenue character that connects views of the TPO trees.*

- *We want to see good quality design that reflects the local vernacular on points that cross the Swales, concrete alone will not be deemed an appropriate material choice. Opportunities for informal play areas should be explored in relation to the open space areas. The areas of open space should also be overlooked and attractive areas to improve their safety and useability. They also provide opportunity for wildlife and ecological enhancement. In relation to trees the Councils Arboriculturalist has confirmed that the impact on existing trees would require a full Arboricultural Implications Assessment and Constraints plan to be submitted in order to make an informed decision on the proposals.*

The design of SUDs/Swales or other drainage features have the potential to impact existing trees/landscaping and would need to be fully assessed in the Arboricultural submissions. I would also comment that some of the units are proposed to be located close to existing significant trees - in particular units 5, 6, 29-33, 106, 170-173. The impact on living environments for future residents including future resident pressure to reduce/remove trees would need to be carefully assessed as part of the layout considerations and may require amendment.

- 7.14. The space for boundary tree planting was enlarged between the approval of the outline permission and the submission of the pre-application sketch plan, addressing the comments above that had been set out in respect of the outline plan. The general overview comments of the planning officer at the outset of the letter, confirmed that the additional space shown was considered to address the need for adequate space. It is also now known that the land to the east is likely to be allocated for housing development in the near future. The implementation of a similar planting buffer within the future development of that land, aligned with that serving the application site, will deliver a further dense landscape feature and opportunities for further ecological enhancement.
- 7.15. The proposals for the linear space running east to west include planting of larger legacy trees set adjacent to the swale which will feature shallow banks and no fencing. The shared surfaces running alongside the swale will provide a key route for walking and cycling from which aspects of the swale and tree line can be enjoyed. The soft landscape will not preclude a closer approach to the swale, but the physical separation of the paths from the swale avails the need for a built/ hard bank.
- 7.16. The external appearance of the homes, and the selection of building and surfacing materials, has been informed by a 'Character Area' approach as explained in the Design and Access Statement (DAS) and illustrated in the plan below:

Figure 2: Proposed site layout with defined character areas



- 7.18. The 'Green Lane' character area is focussed on the east-west swale and is described as follows. The DAS sets out the discrete design characteristics of the homes and surface materials that reflect the character of this particular zone of the development.

"Green Lane Character Area

The two areas of tree copse and pond lead to create a soft landscaped strip running east to west midway through the site; a natural area for swales and affording easy pedestrian and cycle routes across the site which can permeate and link to all parts of the scheme and onwards to any future development of the land to the east."

- 7.19. The proposal includes the provision of four distinct new open spaces (to the north west, north east, west and east of the proposed layout) in addition to the retained woodland of the buffer on the western boundary. Each open space has a distinct character and will be an overlooked, attractive area to ensure its safety and usability. The retention and augmentation of planting within these spaces will provide opportunity for wildlife and ecological enhancement.
- 7.20. The Landscape Plans demonstrate how the open space to the west of the development will have a formalised play and seating function, with informal and formal play equipment and benches. The location of this feature will provide a resource for both the future occupants of the development and those already resident on the eastern edge of Denvilles.
- 7.21. Arboricultural Implications Assessment and Constraints plans are included within the submission.
- 7.22. The landscape officer noted that, in the sketch layout plan submitted at pre-application stage, some of the units were proposed to be located close to existing significant trees - in particular units 5, 6, 29-33, 106, 170-173. Concern was raised about the impact on living environments for future residents, including future resident pressure to reduce/ remove trees. In response, the layout has been modified and the separation and orientation of homes in relation to the trees has been addressed, to avoid any risk of complaints from future residents leading to adverse impacts upon the amenity provided by the trees.
- 7.23. The development as now proposed, following modifications in response to pre-application engagement, will provide an attractive and healthy living environment for future occupants.

Heritage

- 7.24. At outline stage, the effect of development on the site upon the setting of the Listed Building East Leigh House was discussed, and the outcomes of that discussion have influenced the layout of the northern section of the site as now proposed.
- 7.25. An area of open space is proposed to be retained due south of East Leigh House, which then leads into a street which projects in a southerly direction on the alignment of the outlook from the Listed Building. The effect is (1) to provide an appropriate and appreciable status to the setting of the listed building in the new townscape, (2) to elongate the perception of the lawn at the frontage of East Leigh House into the development site; and (3) to provide long vistas into and out of the heritage asset. The setting and scale of the homes that flank the proposed area of open space are designed to structure the setting of the building and the open space as part of its context. They are low rise buildings that have been positioned and orientated to create a respectful and subservient role in relation to the heritage asset.

- 7.26. The pre-application letter addressed the issue of the heritage asset as follows:

"The proposals have been assessed in relation to the impact on Eastleigh House a Grade 11 listed building by the Councils Conservation Officer who has provided the following comments in relation to the proposed layout (based on earlier layout but not significantly altered):

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.

At this time it is still unclear as to the intended building heights. However, from the site plan and the schedule of accommodation the buildings appear to be two storey in nature which is supported. 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.

I feel the draft layout goes a long way to mitigating against the harm to the Grade II listed Eastleigh House and as such I would be happy if this came forward as part of an application for reserved matters."

- 7.27. The proposal now presented retains the design approach that was considered to be acceptable by the Council's Conservation Officer at pre-application stage.

Residential Amenity

- 7.28. The pre-application letter raised the following issues with regard to the consideration of residential amenity for current and future residents:

"In terms of neighbouring residents the main impacts are to properties to the west of the site. The belt of TPO'd trees along this boundary provides a substantial belt of screening to these properties and is considered critical to screening the development from these properties and ensuring privacy is maintained. A reduced belt may still provide suitable screening, however this would need to be demonstrated through the Reserved Matters application. The link to Japonica Way provides sustainable access between the site and the existing urban area and facilities beyond. The impact on properties to the north (Eastleigh House and Helmsley House) is reduced by the landscaped area and boundary landscaping.

*In terms of future residents of the site, I have briefly assessed the layout plan against the Havant Borough Design Guide SPD 2011 which can be viewed via the following address:
[http://www.havant.gov.uk/sites/default/files/documents/SPD%20Borough%20Design%20Gui de.pdf](http://www.havant.gov.uk/sites/default/files/documents/SPD%20Borough%20Design%20Guide.pdf)*

In terms of specific distance guidance the Design Guide provides the following requirements:

- ☐ *back to back separation of a minimum of 20m;*

- back to back separation of a minimum of 24m required where the relationship is between 2 and 3 storey units;
- Where a dwelling faces a blank gable, 10 metres separation distance is required;
- Garden lengths should normally allow 10 metres.

At present there are no detailed designs to consider and it is sometimes difficult to assess the likely orientation of main windows etc (this is particularly the case with house type JAP). From an initial assessment of the revised layout (which does include a few numbering of unit errors) I would raise the following concerns: □ Units 2, 4, 6, 15, 34, 39, 47, 46, 154 relationship to adjoining units 1, 5, 7, 16, 49, 38, 45, 155.

□ *Units 15-28 and 29 relationship to public footpath (understood to be retained in current position from our meeting discussion). Issues of overlooking and security to be addressed in final layout. See also comments in relation to links below.*

- *Units 23-28, 100-105, 131-134 lack of external amenity space.*
- *Noise impacts of parking to rear of units 29-33.*
- *Units 29-33, 34, 39, 46-49, 51, 60-61, 97, 98, 99, 106-108, 115-118, 121, 128-130, 149, 151-152, 153-154, 155, 158-159 sub-standard garden depth.*
- *146 to 158 insufficient separation*

I am not clear in relation to the height of the flat units and the relationships between these and neighbouring units which should be assessed against the design guidance. It is also necessary to consider the impact of retained trees on the amenities of residents, including in relation to light, overbearing impact and future resident pressure as mentioned above. These issues suggest that an amended layout or different dwelling types are likely to be required in order to achieve acceptable relationships between dwellings and provide suitable amenity spaces.

In terms of more general comments it will be necessary to design units 2, 5, 6, 14, 19, 33, 34, 39, 41, 50, 68, 81, 97, 119, 120, 123, 137, 166, 169 such that they address both roads or road/open space frontages. These units should be designed to essentially have two frontages."

7.29. The reserved matters application retains the proposal to insert the drainage swale into the eastern edge of the western treeline, requiring some tree and shrub removal. However, the broad tree belt will maintain a virtually solid screen between the new and existing residential developments and, in combination with the physical separation between the respective homes, will ensure there is no reduction in the amenity (outlook, privacy, daylighting) of those neighbouring homes. Likewise, as is acknowledged, the layout, boundary treatments and separation between the new homes and those to the north will ensure no undue adverse impact on the living conditions of those homes will occur.

7.30. The layout has been revised to ensure that:

- All homes within the development that have direct intervisibility back to back, have a separation of a minimum of 20m between homes.
- The homes that have 3 storeys do not back onto other homes. The back to front separation between the 3 storey block of flats (plots 100-105) and the 2 storey homes on plots 87-89 that are accessed from a parking court, is approximately 25 metres, exceeding the 24m back to back standard for such a relationship.

- Where a dwelling faces a blank gable, 10 metres separation distance is provided.
- Garden lengths normally allow 10 metres.

- 7.31. The relationships between the flatted blocks and adjacent homes, and trees with adjacent homes, have been carefully revised to ensure that they are compatible and will provide appropriate living conditions.
- 7.32. Plots on corners have been devised to address both frontages as set out in the DAS and on the application drawings.
- 7.33. The development will provide a very attractive and desirable suburban living environment for future occupants, who will enjoy good levels of outlook, privacy, private amenity space and access to shared amenity and play space. This is in addition to the attractive and well thought out character areas and styling of the development, the presence and setting of the listed building, and the linked tree groups with access to the swales as a feature of the development.

Drainage

- 7.34. Detailed proposals for drainage of the site were presented at outline stage and have informed the layout now proposed. The applicant is confident that the drainage proposals for which provision is made in the reserved matters application, are well-conceived and fit for purpose. Full and final details of the drainage arrangements are required, by a condition imposed on the outline planning permission, to be submitted for approval prior to the commencement of works on the site.
- 7.35. The pre-application letter addressed the issue of drainage as follows:
- “Details in relation to drainage have not been provided in relation to this pre-application and as set out above can have implications for layout. As a general comment drainage is a significant issue in relation to the site as set out in the outline consent Officers Report. The Officers Report in relation to the Outline Consent stated that The surface water drainage system will need to address the final site layout at Reserved Matters stage and a condition is recommended in relation to the submission of a full surface water drainage scheme. At the Outline stage Southern Water highlighted the existence of foul and surface water sewers crossing the site and these could also affect the final layout. Given the lack of information consultations have not been sent to the Environment Agency, Local Lead Flood Authority, Portsmouth Water or Southern Water. You are strongly advised to consult these bodies separately and the Local Lead Flood Authority and the EA operate a charged pre-application process.”*
- 7.36. The applicant’s drainage consultant has been advised to make contact with the Local Lead Flood Authority as part of the final drainage design process.

Scale, massing and appearance

- 7.37. The proposed houses will be two storeys high with associated single storey garages. There are two blocks of flats in the development which have a third storey of accommodation set within the roofspace. The development overall is of a low rise suburban scale and density. The scale of development reflects the neighbouring two storey dwellings.
- 7.38. A traditional design approach is proposed using materials and designs based on the Character Area approach, as described in the Layout section above and the DAS. The varied roof forms, chimneys, materials and design of the dwellings will create interest within the development. A variety of boundary

treatments will be used, including native species hedging, timber fencing and brick walling.

- 7.39. The accompanying Design and Access Statement and plans provide detail on the scale, massing and appearance of the proposed development.

Parking

- 7.40. The pre-application letter addressed car parking for the development as follows:

“Car parking should avoid over dominance within street scenes or parking courts and in this regard I am concerned at the extent of grouped out of curtilage car parking. In particular the areas close to units 23-29, 87-92, 100-105, 126-134, 162-165. The layout should clearly allocate parking to units in a logical way in order to be legible and easily accessible to the related unit. It is considered that wherever possible car parking should be provided in curtilage. Where this is not possible the parking should be broken up with landscaping, changes to materials etc. Further guidance on car parking design is provided in Havant Borough Design Guide SPD 2011 and within Havant Borough Council Parking SPD 2016.

The Landscape officer has commented that:

☐ *The parking layout for plots 28 – 32 need to be altered, the current design will mean users will have a significant walk from their parked car to the access point of their property, this is not deemed appropriate for all users (pushchairs and wheelchairs etc.). The layout does not allow for rear access as parked cars would block any gates etc.*

- 7.41. In forming the Parking Strategy, reference has been made to the July 2016 Parking SPD. The parking provision on site is formed of on plot parking, garages, parking courts and visitor spaces. Based on parking standards set out in table 4A of the SPD, 367 parking spaces are to be allocated, with an additional 35 (20%) visitor spaces provided on site (a total of 102 spaces for the 175 homes).
- 7.42. Whilst the provision of parking in communal courts is a very common feature of contemporary housing which works well and generates no substantive planning issues or concerns, the parking arrangements for properties served by parking courts have been revised and redesigned to be more legible and incorporate areas of landscaping where possible.
- 7.43. In response to the comments of the Landscape Officer, the design of units 28-32 and the associated parking arrangements have been modified.

Ecology

- 7.44. The pre-application letter explained that, in relation to Ecology, the County Ecologist had responded as follows to the layout:

“It is quite tricky to get a firm idea of the extent of greenspace within this site layout. As we know from the application, there is a requirement to provide suitable bat foraging/commuting habitat within/around the site and to minimise any potential for lighting disturbance. I can’t really tell from the submitted layout whether these previously-discussed issues have influenced the design.

The Reserved Matters application should be submitted with an Ecological Appraisal and Planning

Statement setting out the Ecological Constraints and opportunities that also sets out mitigation having regard to the outline consent and S106 requirements.”

- 7.45. An Ecological Mitigation and Enhancement Plan submitted alongside the application, sets out details on habitat creation, whilst also demonstrating how the mitigation measures taken within the design of the housing layout will retain and enhance the site’s ecology. Recommendations within the document include the creation of new wildflower meadow habitat, native tree and shrub planting, new roosting habitat for bats, pond restoration and the creation and management of a new reptile receptor area.

Trees

- 7.46. The outline planning application (APP/15/01435), including the supporting drainage and arboricultural information, was clear that the proposal included partial incursion into the established tree belt to the west of the site in order to provide a drainage swale. It was a consistent element of the proposals across the Masterplan, Tree plans and surface water drainage plan that were approved and listed under condition no.21 on the outline approval as follows:

Condition 21: The development hereby permitted shall be carried out in accordance with the following approved plans:

- *Landscape Masterplan: 1208-1001- Rev 1 (see Appendix 1A);*
 - *Proposed Surface water drainage strategy drawing 14-018-005-RevB (see Appendix 1B);*
 - *Tree Protection (including tree protection and removal) BJH 03/04 Sheet 1 Rev 1 (see Appendix 1C);*
and,
 - *Arboricultural Impact Assessment and Method Statement 0787.bjh Dec 15 (see Appendix 1D).*
- 7.47. The Tree protection plan submitted with the reserved matters application follows the outline documents, with some minor changes by way of vehicular surfaces located with identified root protection areas. The layout of the scheme has been designed to minimise the impact of the development on the boundary hedge and retained trees. The submitted Arboricultural Impact Assessment and Method Statement, provides further detail on these changes and the required methodology for the protection of trees on site.
- 7.48. Distinctive tree groups within the site are to be retained and protected as part of the development. Additional planning of trees in key areas of the development is proposed as set out on the Landscape drawings and in the associated schedule report.

Crime and Antisocial Behaviour

- 7.49. The pre-application letter sets out the following:

“The original layout was considered by Hampshire Constabulary’s Crime Prevention Design Advisor. He has confirmed concerns about a route to the rear of properties along the edge of the site. Comments in relation to rear garden access and security, car parking security, open space surveillance and lighting are also made. Opportunities to improve security and avoid antisocial behaviour should be taken in the final layout.”

- 7.50. The footpath that passes around the north western perimeter of the site, connecting Japonica Way with Bartons Road, is not formal but appears to be in regular use. The applicant intends to maintain the public access route on its existing alignment. The route has 3 metres in width in order to provide a shared facility for pedestrians and cyclists. The development has been designed to ensure that the homes do not turn their back on this public access route to maintain natural surveillance and prevent creating a space that is intimidating or encourages anti-social behaviour.
- 7.51. The car parking areas and public spaces are all well overlooked.

Community Infrastructure Levy

- 7.52. The pre-application confirmed the CIL position to be that “the development will be subject to CIL at the Reserved Matters Stage this is currently charged at £80/sqm + Indexing (currently + 27.24% and increasing from 1st January 2018).”
- 7.53. The current charging schedule states that the rate for 2018 for residential development outside of Emsworth and Hayling Island (applicable to the site at Bartons Road) is £107.86 per square metre of residential floorspace.
- 7.54. The applicant has submitted a CIL Questions Form with the application which provides the floor areas of the development which will provide the basis for the calculation of CIL.

Summary

- 7.55. The detailed scheme has been modified following pre-application engagement with the LPA and its consultees to address matters raised and to ensure that the proposal accords with the principles established at the outline application stage, and to comply with relevant national and local planning policy. As a separate submission, a full suite of information will be provided to address the pre-commencement conditions attached to the Outline consent.

8. Heritage Statement

8.1. At outline stage, the effect of development on the site upon the setting of the Listed Building East Leigh House was discussed, and the outcomes of that discussion have influenced the layout of the northern section of the site as now proposed.

8.2. An area of open space is proposed to be retained due south of East Leigh House, which then leads into a street which projects in a southerly direction on the alignment of the outlook from the Listed Building. The effect is (1) to provide an appropriate and appreciable status to the setting of the listed building in the new townscape, (2) to elongate the perception of the lawn at the frontage of East Leigh House into the development site; and (3) to provide long vistas into and out of the heritage asset. The setting and scale of the homes that flank the proposed area of open space are designed to structure the setting of the building and the open space as part of its context. They are low rise buildings that have been positioned and orientated to create a respectful and subservient role in relation to the heritage asset.

8.3. The pre-application letter addressed the issue of the heritage asset as follows:

"The proposals have been assessed in relation to the impact on Eastleigh House a Grade 11 listed building by the Councils Conservation Officer who has provided the following comments in relation to the proposed layout (based on earlier layout but not significantly altered):

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.

At this time it is still unclear as to the intended building heights. However, from the site plan and the schedule of accommodation the buildings appear to be two storey in nature which is supported. 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.

I feel the draft layout goes a long way to mitigating against the harm to the Grade II listed Eastleigh House and as such I would be happy if this came forward as part of an application for reserved matters."

8.4. The proposal now presented retains the design approach that was considered to be acceptable by the Council's Conservation Officer at pre-application stage.

9. Affordable Housing Statement

9.1. Policy CS9 (Housing) of the adopted Core Strategy states that housing proposals of 15 dwellings or more should achieve an Affordable Housing provision of 30-40%. The Planning Obligation linked to the approval of the outline application secured a 30% provision of affordable housing on site totalling 53 units, with the mix of units and tenure unresolved for future negotiation.

9.2. The pre-application interaction with the Local Planning Authority included the following comment in the pre-application letter regarding affordable housing:

The outline planning permission and associated S106 Agreement sets out the Councils requirements in relation to Affordable Housing. I understand that you are in dialogue with the Councils Housing Officer in relation to tenure split etc. I have re-consulted the Councils Housing Officer in relation to the latest layout and will forward any further comments received.

9.3. Subsequent dialogue with the Council's Housing Officer resulted in agreement to the tenure of the affordable housing units being split on the basis of 65% social rented housing and 35% shared-ownership.

9.4. The proposed tenure of the respective units is shown on drawing ref. 17300-P106A. The plan shows that this application presents a 65:35 tenure split of affordable accommodation, resulting in 35 affordable rented units and 18 shared ownership units. The housing mix is summarised in Table 2.

Table 2: Affordable Housing Mix

Tenure of Affordable Housing	1-bed	2-bed	3-bed	4-bed	Total
Affordable Rent	5	18	8	4	35
Shared ownership	0	8	10	0	18
Total	5	26	18	4	53

- 9.5. The affordable housing mix being provided equates to 9% one bed, 49% two bed, 34% three bed and 8% four bed. Whilst providing a slight oversupply of 3 bedroom homes against the identified need, this mix is largely compliant with the 2014 Strategic Housing Market Assessment (SHMA) which seeks a 65%-75% provision of one and two bed, 20-25% of three bed and 5%-10% of four bed units (Section 9, paragraph 9.27 refers). The 2014 SHMA identifies that the greater proportion of need is in smaller one or two bedroom homes. The April 2016 update of the SHMA (the GL Hearn OAN update) does not provide any revised data on affordable housing need by house type.
- 9.6. The proposal provides affordable homes in a mix of flats (23) and houses (30). This allows for a range of accommodation to meet the differing needs of a range of households. This accommodation will provide a significant contribution towards those households on the waiting list for affordable accommodation, providing 53 good quality new homes or a range of sizes, types and tenures.
- 9.7. Whilst appreciating that the data is not up to date, the proposed affordable housing mix is proportionate to the need identified within the 2014 SHMA, but also providing 22 x 3 and 4 bedroom homes suitable for family occupation in addition to the smaller 1 and 2 bedroom properties more suited to smaller households in housing need.
- 9.8. The tenure layout submitted with the application (drawing reference P106A) shows how the affordable homes are proposed to be clustered in three groups parts of the site spread across six different housing blocks. This arrangement fully integrates the affordable housing with the private accommodation, whilst providing clusters of accommodation that can be appropriately managed by the affordable housing provider.
- 9.9. The housing mix and tenure layout of affordable housing proposed, demonstrates compliance with the approved outline application, current housing need and the aspirations of future provision and management of the affordable housing provider. In providing a 65/35 tenure split, the development will provide long term benefits to the rented and shared equity housing market within Havant.

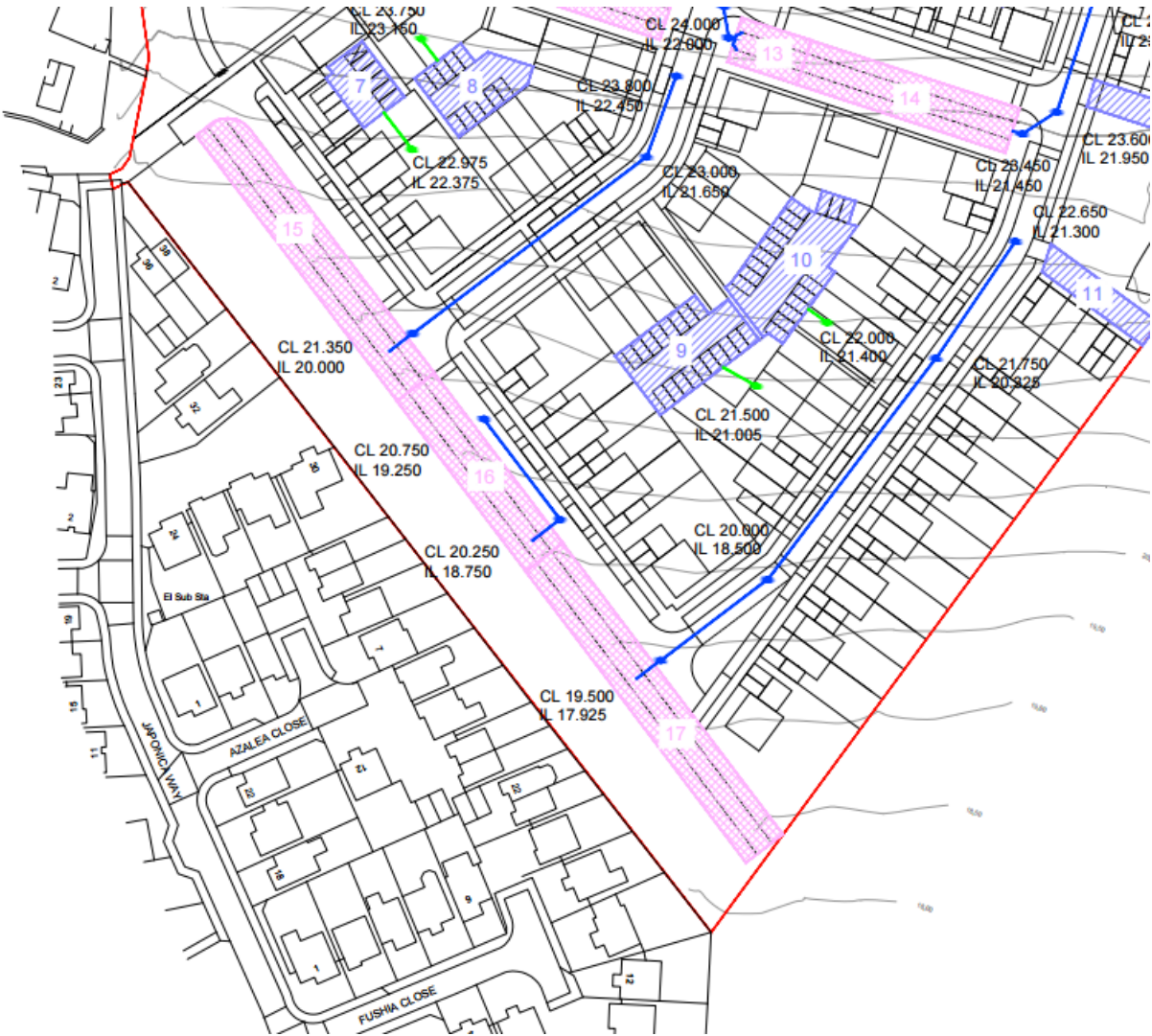
10. Conclusions

- 10.1. This Reserved Matters application seeks approval of the layout, scale, appearance and landscaping of for the approved development of 175 dwellings at the site to the south of East Leigh House and Hemsley House, Bartons Road, Havant. The proposals incorporate internal access roads, parking, landscaping and open space, footpaths, cycle link and surface water drainage together with the arrangements for the delivery of 53 of the dwellings as affordable homes.
- 10.2. The layout has been influenced by discussions that took place at the outline stage, and takes account of the setting of East Leigh House (a Grade II Listed Building), key tree groups within and adjacent to the site, the provision of sustainable urban drainage features and the general suburban character of the surrounding area.
- 10.3. The layout provides for a 3m wide shared pedestrian and cycle route linking Denvilles through the site to Bartons Road. This route, while following the alignment of the existing informal walking route, has been designed to benefit from extensive natural surveillance in order to provide an attractive feature and minimise any opportunities for criminal or anti-social behaviour.
- 10.4. The density, scale and massing of the (mainly 2 storey) homes reflects the suburban character of the adjoining neighbourhood. The development will provide an attractive living environment for a wide range of households, with spacious private and public amenity spaces, attractive buildings and surfaces, good quality homes and the amenity provided by the existing and proposed trees and landscape, including the central spine where homes will look onto a broad open space focussed on the alignment of the swale linking two distinct tree groups in the west and east of the site which will create a village green impression and be a notable feature of the overall development.
- 10.5. The proposal is formed of two storey dwelling houses, providing a mix of two, three and four bedroom homes, with 53 of those provided as affordable units, including 1, 2 3 and 4 bedroom homes that will be available for affordable rent or shared-equity purchase.
- 10.6. The design responds to the character and scale of the surrounding area and provides an appropriate transition between the existing built up area of Havant and the countryside. The layout has been designed to facilitate access to, and appropriately relate to, any future development which may be developed on adjacent land.
- 10.7. The proposal will provide a development which has been carefully formed using the principles of the outline application and its approved documents. The design responds directly to comments made by Officers at pre-application stage and accord with the principles approved through the outline planning permission and comply with relevant local and national planning policy.
- 10.8. Subject to the approval of these reserved matters the site will deliver a high quality development of 175 new homes, including 53 affordable homes, within this five year period to boost the Borough's housing land supply.
- 10.9. The development is in accordance with the detailed policies of the Development Plan including a site-specific allocation and the NPPF paragraph 14 presumption in favour of sustainable development applies. In those circumstances the development proposals should be approved without delay.

Appendix 1A: Landscape Masterplan: 1208-1001- Rev 1



Appendix 1B: Proposed Surface water drainage strategy drawing 14-018-005-RevB



Appendix 1C: Tree Protection (including tree protection and removal) BJH 03/04 Sheet 1 Rev 1



Appendix 1D: Arboricultural Impact Assessment and Method Statement 0787.bjh Dec 15

0787.bjh.Dec15

4.0 IMPACT ASSESSMENT & TREE PROTECTION MEASURES RECOMMENDED

4.1 The finalised planning layout drawing has been provided to me and an assessment made as to the viability of retaining trees as part of this layout in order that they meet the RPA requirements of BS5837 - the data is presented here in tabular format:-

Key: **RSAM** = Remove for sound arboricultural management reasons **RTFD** = Remove to facilitate development **UF** = under footprint of proposed development

YES = Yes can be retained and fully protected

YES (I) = Yes can be retained subject to mitigation measures being applied

Tree No	Species	Cat	Stem Diam mm	BS5837:2012 Radial Protection Area m	BS5837:2012 Polygon Area m²	Distance from Site Features (see key above)	Can Tree Be Retained
Shelt 1	Cherry (<i>Prunus</i>) Alder (<i>Alnus</i>) Field Maple (<i>Acer</i>) Hazel (<i>Corylus</i>) Oak (<i>Quercus</i>) Hawthorn (<i>Crataegus</i>) Hornbeam (<i>Carpinus</i>) Grey Poplar (<i>Populus</i>)	A2	100 to 200	1.2 2.4	5 18	The full width of this feature is around 20m and this will be reduced down to 10m to 12m throughout its length	Half NO - RTFD Half YES
1	Pedunculate Oak (<i>Quercus robur</i>)	A1	1100 #	13.2	547	14.8m to new road	YES
Gen	Field Maple (<i>Acer</i>)	B2	70	0.9	2	2m + to new road	YES

Rob Henderson
Associate Planning Consultant

+44 (0) 23 8071 3944
+44 (0) 7876 268955
robin.henderson@savills.com

2 Charlotte Place
Southampton
SO14 0TB