

**FULL PLANNING APPLICATION FOR THE ERECTION
OF 13 RESIDENTIAL APARTMENTS INCLUDING
PARKING AND LANDSCAPING FOLLOWING
DEMOLITION OF EXISTING BUILDING**

**PLANNING AND AFFORDABLE HOUSING
STATEMENT**

**GODBAY HOUSE, 380 SEA FRONT, HAYLING
ISLAND, PO11 0BD**

ON BEHALF OF PERBURY (DEVELOPMENTS) LIMITED

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

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1. INTRODUCTION

- 1.1. This application is submitted on behalf of Perbury (Developments) Limited in support of a full application for the demolition of the existing residential building at the site and the erection of a 4-storey apartment block comprising 13no. residential units. This submission follows detailed pre-application discussions with Havant Borough Council and a public consultation event which is detailed within this statement and the Statement of Community Involvement (SCI) submitted with this application. Comments from both processes have been taken into account in evolving the detail of the proposed development.
- 1.2. This statement will cover the background to the application and provide the necessary information to enable its determination by Officers at the Council. It sets out an overview of the site and its history before analysing the planning policies relevant to the consideration of the proposal. The penultimate section of this report assesses the proposed development against national and local policy weighing up the necessary planning balance. In this case the planning balance weighs strongly in favour of providing much needed housing in a sustainable location, contributing towards the Council's housing supply.
- 1.3. In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, and the relevant planning fee. The following suite of documents support the submission of this planning application:
 - Topographical Survey showing location and footprint of all existing buildings
 - Full Proposed Plans and Elevations
 - Design and Access Statement including Refuse Strategy
 - Indicative Streetscene
 - Planning and Affordable Housing Statement
 - Preliminary Drainage Strategy
 - CIL Additional Information Requirements Form
 - Arboricultural Assessment and Method Statement
 - Tree Protection Plan
 - Statement of Community Involvement (SCI)
 - Vehicle Tracking Movements

2. SITE LOCATION AND DESCRIPTION

- 2.1 The site is approximately 0.44ha in area and is located on the northern side of Sea Front road. The site currently hosts Godbey House, which is a former Hampshire County Council Children's Home (C2 use, comprising 6 bedrooms). The site also has a number of mature trees and car parking, driveways, patios and play courts which cover a substantial part of the plot. The existing building at the site is 2.5-storeys in height and set approximately 50 metres back from the site frontage. To the south of the site is Sea Front Road, Beachlands Golf Course and then the coast. To the north, east and west of the site is residential development of 2 and 2.5 storeys in height and of varying architectural styles. There are also a series of 3 and 4 storey residential developments along the northern side of Sea Front Road, in close proximity of the site, with the closest 4 storey building being Channel House to the west.
- 2.2 The site itself comprises two broadly level parts, with the front 'third' of the site lying at the approximate level of the public highway Sea Front, and rear two thirds sitting higher than the frontage by approximately 1.4m. The change in ground level occurs across the width of the site, as a shallow bank in the grassed lawn within the existing band of trees around 25-28m back from the boundary to Sea Front. The existing driveway rises more gently from the road level to the parking areas that sit close to the front of the existing building.
- 2.3 There are a number of trees within the site and they are all detailed in the submitted Arboricultural survey. Some of the specimens are subject to Tree Preservation Orders which were made in January 2017. These protected trees are all located at the southern section of the site; close to the entrance and at the western boundary. They comprise 2no Cypress, 2no Yew, 2no Oak, and 2no Pine.
- 2.4 The site lies within a sustainable urban area with access to a range of services and facilities, including being within walking distance of bus stops on Seafront. A detailed appraisal of the character and architectural style of buildings in the surrounding the area is provided in the submitted Design and Access Statement.

3. PLANNING HISTORY AND BACKGROUND TO THE APPLICATION

Planning History

- 3.1 The site has no recent or relevant planning history.
- 3.2 Reference is made to the appeal at Channel House, Sea Front Road for a 4th storey where relevant during this statement.

Background to the Application

- 3.3 The site is currently host to a former children's home, which is being vacated. The previous residents will be transferred to new and more appropriate accommodation in Bedhampton as part of the County Council's strategy to house children requiring care within smaller residential units, resulting in the existing home becoming redundant. This is explained throughout this statement within an email from Hampshire County Council, included within Appendix 1.
- 3.4 This section will provide a summary of the pre-application engagement on the proposals and the steps taken through the design process to address feedback that has been received. Further details on amendments made in response to feedback received is available in the Design and Access Statement.
- 3.5 The site has been subject to 2 Pre-Application enquires for residential proposals. The first, referred to as 'Pre-Application 1', was made in June 2015 by Mr Trotter of Hampshire Country Council as the landowners. The second, referred to as 'Pre-Application 2' was made in October 2016 by Mr Evans of Brightspace Architects, on behalf of Perbury Group.
- 3.6 Hampshire County Council, who own the site, put together a design concept for the site involving a residential development; which included preliminary surveys, plans, and details of a 3.5-storey, apartment block containing 12 flats. This was to later form part of a marketing strategy to sell the site for residential redevelopment.
- 3.7 Pre-Application 2 was submitted to Havant Borough Council in October 2016 on behalf of Perbury (developments) Limited. This related to a more detailed proposal for a 4-storey apartment block containing 14 flats.
- 3.8 Prior to the current planning application being finalised and submitted, a public consultation was also undertaken on the 3rd November 2016 to discuss a proposed

14-flat apartment block with the local residents and relevant stakeholders. This was carried out in accordance with best practice, and both local and national policy, and was intended to engage with the local community in order to understand their feedback, and further enhance the nature of the proposals. The accompanying Statement of Community Involvement (SCI) outlines the public consultation event and a summary of the feedback received.

Details of the Pre-Application Enquiries

Pre-Application 1

3.9 Summary of Pre-App Details:

- 3.5-storey building with terraces. Living rooms and terraces facing neighbouring properties to the east and west creating potential issues with privacy and overlooking of neighbouring residents.
- Built form projected deep into the rear of the site beyond the footprint of the existing building by approximately 5.4m, bringing the rear elevation of the proposals to within approximately 28.4m from the closest part of the neighbouring houses to the north.
- Large area of hardstanding proposed immediately in front of the building for parking and 6 parking spaces within a large area of hardstanding to the front of the site. Hardstanding proposed in close proximity to existing trees.

3.10 Summary of Pre-App response from the Council:

- The site lies in an area where redevelopment proposals are acceptable in principle.
- Future planning applications should provide justification for the loss of Godbey house and the C2 use it provides.
- No objections to use of the existing access to serve the development.
- Proposed level of parking provision is acceptable, although concerns about efficiency of the parking layout giving rise to significant additional hard standing.
- Provision required for refuse collection & emergency vehicle access.
- Given the proximity of the site to domestic two-storey housing, the acceptability of a higher replacement building depends on the exact design. The proposed building including hipped roof reduces bulk and mass, and provides an acceptable building profile which is not overly dominant or bulky and maintains visual gaps between buildings.

- Location of windows in the proposed building will need to account for privacy in rooms of adjacent dwellings.
- Concern raised that the north-western block would have a main outlook towards no.384 and appear bulky, affecting their outlook and privacy.
- The Council's guidance requires 28m back to back separation with new dwellings, plus an additional 4 metres for every storey. The proposed development would exceed this requirement and would not have an adverse effect on the amenity of adjacent residents.
- It is preferred that trees T1 and T2 are not removed, and the proposed tree planting is welcomed.

Pre-Application 2

3.11 Summary of Pre-App Details:

- 4-storey building with the fourth storey being a reduced width and containing 2no penthouse flats. All habitable rooms oriented with outlook only to the front and rear, addressing overlooking impact on neighbouring properties to the east and west.
- Footprint altered from that in Pre-App 1 to increase back-to-back distance and keep the depth the same as the existing dwelling. The rear elevation of the proposal is approximately 34m from the closest part of the neighbouring houses to the north. The proposed building will now be closer to the eastern boundary.
- Parking areas moved to be located to the eastern and southern sections of the site. Minimal parking/hardstanding directly in front of the proposed apartment block. Parking, access and turning now more efficient, with turning areas incorporated to allow for access out of the site in a forward gear.

3.12 Summary of Pre-App response from the Council:

- No objection to the principle of development on transport grounds subject to cars being able to exit the site in a forward gear.
- Affordable housing in accordance with policy CS9 can be provided by way of financial contribution.
- Trees of importance were highlighted and it was confirmed there is a reasonable offset from trees to avoid excessive over shading impacting on prospective residents. Elsewhere within the site, detailed Arb input will be required to demonstrate the development has an acceptable impact.

- Impact on neighbouring properties has been reduced compared with the proposals in Pre-App 1. Some concern raised regarding flat roof and bulk, and suggested that detailing could help mitigate the massing of front elevation.
- Vehicle tracking will be required for delivery/servicing vehicles.

Public Consultation

Overview

- 3.13 A public consultation was held at the Hayling Island Golf Club on the 3rd of November 2016 as set out within the submitted SCI. During the event attendees were given the chance to ask questions and were encouraged to provide response through the use of feedback forms. A total of fourteen written responses were received to the public consultation, 2 of which supported the proposals, 7 of which were neutral and 5 of which objected.

Resulting Design Evolution

- 3.14 Details regarding all the responses from neighbouring residents who attended the public consultation, are contained within the accompanying SCI. This section aims to set out how the development has responded to relevant comments received from public consultation and pre-application engagement.
- 3.15 The main changes from the initial proposal displayed at the public consultation, to the current proposal, are listed as below; with an explanation, as to the reasons behind the change. However a full explanation of the design evolution is provided in the Design and Access Statement.
- 3.16 **Change 1:** Reduction in number of apartments from 14 to 13, as a result of reducing the scale/bulk of the top floor and altering the configuration. The top floor now comprises a single 3-bedroom penthouse apartment whereas previously 2no 2-bedroom apartments were proposed.
- 3.17 **Reason:** The scale of the top floor has been reduced partly to further address comments made within the pre-app and feedback received during the public consultation. The bulk of the top floor has now been reduced further, reducing impact on character and appearance of the area and creating a development that is more sensitive to the surrounding area. Additionally, some responses within the feedback from indicated a preference for “a mixture of flat sizes” and “a 3-bedroom penthouse flat”; therefore, the changes facilitate both of these responses. The

proposed top (third) floor is considered appropriate given the scale of development in the surrounding area, which was acknowledged by some residents during the public consultation. The third floor is however recessed to soften its appearance.

- 3.18 **Change 2:** Tree Removal – clarification of which trees are proposed for removal is provided in the submitted Arboricultural assessment. The proposed removal of largely low quality specimens (G29, G31, G33, T30 and T32) is detailed on the submitted tree protection plan. The impact of this on the character of the area will be minimal due to the poor quality of these existing trees, although nonetheless mitigation planting of semi mature species is proposed on the submitted plans to ensure the site's character is maintained. For information, with the exception of the Cypress tree (T32) which is to be removed and replaced due to it currently showing signs of decline, all the other tree removals are consistent with advice of Havant Borough Council's Tree Officer during the pre-app stage. The majority of trees on the site are proposed to be retained in accordance with the detailed methods of protection submitted with this application. In addition, the proposed tree protection plan also shows additional planting on the eastern and western boundaries to assist in providing sympathetic relationships with neighbouring land uses.
- 3.19 **Reason:** A number of residents stated a desire to know more details regarding the development, particularly in relation to the existing trees on the site and if they would be affected. Many residents supported the retention of most trees on the site with some of the feedback responses stating: *"tree retention is important for screening and character"*, *"all exiting trees over 5 metres in height should be retained"*, and *"supplement exiting vegetation with tree/hedge screening on north, east and west boundaries"*. These opinions have been taken into account with the retention of most trees, planting of new trees on the eastern boundary, and likely additional screening which will be included as part of a future landscape plan.
- 3.20 **Change 3:** The eastern side of the proposed building is set further away from the eastern boundary and further away from the rear elevation of the neighbours at no.5 than the existing building. The western end of the proposed apartments is closer to the neighbour at no.384, however the majority of the proposed western façade is set further away from Sea Front than is the front of no.384, and is therefore completely out of sight from the main south facing living space in no.384
- 3.21 **Reason:** The tweak in the siting/footprint of the building has been made following comments from neighbours to the east and west of the site, relating to distance

between development. This included a comment in the feedback forms stating:
“Ensure a reasonable gap between new development and surrounding houses”.

4. THE PROPOSAL

- 4.1 The proposed development results from significant pre-application engagement with the Borough Council and the local community through a public consultation exercise. This application proposes the erection of a four-storey residential development, comprising of 13no apartments, following the demolition of the existing two-and-a-half-storey vacant children’s home formerly in C2 use.
- 4.2 Associated works involve the creation of a parking area at the southern and eastern sections of the site, the removal of a small number of trees as shown in the submitted tree survey and their replacement with semi mature specimens to mitigate their loss and enhance the character of the site. Furthermore a scheme of protection of existing trees is set out in the submitted information.
- 4.3 The detailed elements of the proposed development are set out further in the accompanying Design & Access Statement.

5. ASSESSMENT AGAINST POLICY

National Planning Policy

- 5.1. Paragraph 7 establishes that there “are three dimensions to sustainable development: economic, social and environmental.” It states that “These dimensions give rise to the need for the planning system to perform a number of roles”:

“an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy” (p.2).

- 5.2. When considered against the 3 dimensions of sustainable development, the benefits of granting permission for the redevelopment of the site are significant. The proposal would have clear economic benefits including supporting jobs in the construction industry and the wider supply chain and supporting local services and facilities through the expenditure and economic activity of new residents. Additionally, substantial financial payments through CIL and the New Homes Bonus will have added economic benefit for local service provision.
- 5.3 *Paragraph 47* requires local planning authorities to significantly boost the supply of housing and Paragraph 49 is clear that housing applications should be considered in the context of the presumption in favour of sustainable development. The proposed development makes an effective use of the site which has a sustainable settlement location.

- 5.4 *Paragraph 50* goes on to encourage local planning authorities to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. The measures identified to achieve this include a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. The proposed development would contribute towards an identified need for two and three bedroom homes in the local area and provide increased choice for residents, resulting in a more inclusive and mixed community.
- 5.5 The development's social benefits are therefore significant and include the delivery of high quality new homes in a sustainable location, contributing towards the Council's allowance for windfall provision. The proposed accommodation will provide high quality accommodation, adding to the mix of homes available which are suitable for family occupation.
- 5.6 As for the environmental benefits, the new homes will be of modern standards of environmental performance to meet nationally required standards. The reports accompanying this application also confirm that the proposals will realise environmental benefits including additional tree planting at the site which will enhance the site's character, and ecological value.
- 5.7 With regard to design, paragraph 58 sets out a number of principles for good design including high quality development that functions well, the establishment of a strong sense of place, the optimisation of the site's potential, design that responds to local character and the creation of safe and accessible environments that are visually attractive.
- 5.8 Paragraph 66 refers to applicants being expected to work closely with those directly affected by the proposals, to evolve designs that take account of the views of the community. It states proposals that can demonstrate this in developing the design of the new development should be looked on more favourably. The extension pre application engagement undertaken is consistent with the principles of [paragraph 66 and has provided a design that responds to local feedback.
- 5.9 Paragraph 187 encourages Local Planning Authorities to work with applicants to find solutions to problems in order to secure sustainable development.
- 5.10 In conclusion, the proposed scheme is considered to represent a sustainable form of development, as described within the NPPF.

Local Planning Policy

5.11 The adopted Local Plan for Havant Borough Council comprises the Core Strategy 2011 and the Allocations Plan 2014. The following policies from these documents are relevant to this application:

5.12 ***Havant Borough Core Strategy 2012***

- CS6: Regeneration of the Borough
- CS7: Community Support and Inclusion
- CS8: Community Safety
- CS9: Housing
- CS15: Flood & Coastal Erosion Risk
- CS16: High Quality Design
- CS17: Concentration & Distribution of Development within the Urban Areas
- CS21: Developer Requirements
- DM2: Protection of Existing Community Facilities & Shops
- DM8: Conservation, Protection & Enhancement of Existing Natural Features
- DM11: Planning for More Sustainable Travel
- DM13: Car & Cycle Parking on Residential Development

5.13 ***Allocations Plan 2014***

- AL1: Presumption in Favour of Sustainable Development
- AL2: Urban Area Boundaries & Undeveloped Gaps between Settlements
- DM24: Recreational Disturbance to SPAs from Residential Development

5.14 ***Supplementary Planning Documents (SPD)***

- Borough Design Guide SPD (2011)
- Housing SPD (2011)
- Residential Parking and Cycle Provision SPD (2010)

5.15 The proposals will be assessed below, against these identified policies and material considerations, under the headings of the relevant considerations:

Principle & Loss of Children's Home

5.16 The brownfield site is within the Urban Area, with policies AL2 from the Allocations Plan, and CS17 from the Core Strategy supporting development on underused land within the Urban Area. The principle of residential redevelopment is therefore acceptable, subject to compliance with other policies as addressed within this statement. This is confirmed within the pre-app responses from the Council.

- 5.17 Policy DM2 of the Core Strategy allows for the loss of community facilities where they have been actively marketed and they are no longer viable for their existing use (a), and where the facility is no longer required for a community use (b).
- 5.18 As for active marketing, the site was marketed by HCC for a 7-week period in nationally and locally. No bids were provided by C2 operators during this period and no expressions of interest by alternative operators of community facilities were received. It can therefore be concluded that following active marketing, there is little interest to operate the site as a viable community facility. Notwithstanding this, the social benefits of the proposed development have been noted throughout this statement, and substantial payments through CIL will contribute to more appropriate provision of community facilities. It is also relevant to note that many comments received during the public consultation exercise from local residents suggested the presence of the Children's Home was an unpopular feature of the local environment with many welcoming the principle of the site's redevelopment.
- 5.19 In relation to the requirement for the facility to operate for its intended community use, Hampshire County Council (HCC) as the operator reviewed childcare delivery in 2012 and 2013 as detailed in the correspondence from HCC in appendix 1. It sets out their new vision and ethos to support stability and outcomes for young children, building on the 'Pillars of Parenting'. To support this model of care HCC have confirmed that some of their existing children's homes are not fit for purpose because they are in the wrong place, isolated from local services, too large and or poorly designed and therefore create an institutional environment. As such the Executive Member for Policy and Resources agreed to declare surplus and dispose of certain Children's Homes putting proceeds towards more appropriate alternative provision. This explanation along with the correspondence from HCC provided in appendix 1 confirms that as one of the selected redundant facilities, Godbey House is no longer required for a community use, and that more appropriate alternative provision has been provided elsewhere.
- 5.20 On the basis of the above assessment, it is clear that the replacement of the existing use at the site with a sustainable residential development is compliant with the principles of policy DM2.

Highways & Parking

- 5.21 Policy DM11 requires among other things that developments achieve safe and secure access, parking provision and cycle storage. The proposal makes use of the

existing access to the site and utilises an appropriate layout with regards to parking, turning areas, and access for emergency service and refuse vehicles. The proposed access, parking and servicing facilities have been discussed in detail during pre-application discussions with the Council. This discussion led to a second form of vehicle access being discounted from the front of the site due to proximity with the proposed main access, and confirmation that use of the existing access which benefits from good visibility splays in either direction to serve the proposed development would be acceptable. The application is submitted with vehicle tracking plans showing refuse vehicles, 3.5 tonne delivery vehicles, and emergency services (fire) can enter the site in a forward gear, turn on site in a designated turning area as requested by pre-application feedback, in order to exit in a forward gear. A refuse collection strategy is set out within the submitted Design and Access Statement.

- 5.22 As for the level of parking provision proposed, the proposals respond to concerns raised in the pre-application about the amount of proposed hardstanding directly in front of the proposed building through providing more efficient parking layout which makes use of space at the eastern and southern sections of the site. The 28 parking spaces proposed comply with the requirements of the Council's adopted residential parking standards as confirmed by the Council's pre-application response. Cycle parking provision at a ratio of 2 cycles per residential unit is provided in a secure store in the north east corner of the site, and provision will be made for visitor cycle parking within Sheffield stands.

This confirms that the proposals have considered and responded to feedback from the council in the design of the access and parking at the site, and the proposals would have an acceptable impact on highway safety in accordance with policy DM11.

Trees

- 5.23 Policy DM8 emphasises the protection and enhancement of existing natural features including among other things trees. It requires development to sympathetically incorporate existing features into the development, but recognises that new landscape works may be required to ensure development integrates successfully with local environmental. The applicant recognises the existing trees at the site are an important part of its character and the scheme therefore prioritises their retention. This application is submitted with a comprehensive tree survey, arboricultural assessment and arboricultural methods statement which sets out an impact assessment, proposed mitigation and strategy for protecting existing trees.

5.24 A total of six trees within the site are proposed to be removed. The proposed removal of largely low quality specimens is detailed on the submitted tree protection plan. In summary the specimens are as follows:

- 1no. Yew (T33) adjacent to the driveway to form the proposed access to the frontage parking.
- 3 no. trees (G29, T30, G31) adjacent to the eastern boundary to allow the provision of onsite turning of delivery and emergency service vehicles.
- 1 no. Monterey cypress (T32) which is a category 'C' tree and in 'overly mature' condition.
- 1no. Bay bush (no tree reference) that has been previously coppiced and is recommended by the Arb consultant to be removed and replaced

5.25 As set out in the Arboricultural statement and submitted Design and Access Statement, the impact of this on the character of the area will be minimal due to the poor quality of these existing trees, although nonetheless mitigation planting of semi mature species is proposed on the submitted plans to ensure the site's character is maintained. For information, with the exception of the Cypress tree (T32) which is to be removed and replaced due to it currently showing signs of decline, all the other tree removals are consistent with advice of Havant Borough Council's Tree Officer during the pre-app stage. The majority of trees on the site are proposed to be retained in accordance with the detailed methods of protection submitted with this application. In addition, the proposed tree protection plan also shows additional planting on the eastern and western boundaries to assist in providing sympathetic relationships with neighbouring land uses.

5.26 Given the above, the proposed development complies with the principles of policy DM8 by protecting natural features wherever possible and practical, and providing new landscape features to ensure the development integrates successfully into the environment. With regards to landscaping, the proposals are consistent with the Councils pre application guidance and details of further landscaping can be requested by condition.

Ecology

5.27 Pre application guidance highlighted areas of ecological potential for bat roosting that required surveying based on the an ecological appraisal submitted at the time. The Council's recommendations were that the existing house and a single tree at the site have potential for roosting bats, and therefore require further surveying. This surveying is underway and will be submitted to the Council in due course, along with relevant recommendations of mitigation required.

- 5.28 Policy DM24 covers the issue of Recreational disturbance within 5.6km of the Solent SPA. In accordance with the Council's adopted mitigation strategy and pre application advice, the application will be subject to an additional financial contribution towards the Solent Disturbance Recreational Mitigation project. This is set at a fee of £172 per dwelling plus associated monitoring and administration fees, which will be secured through a legal agreement in compliance with policy DM24.

Relationships with Neighbouring dwellings

- 5.29 There are neighbouring properties to the north, east and west of the site; all of which are two or two-and-a-half-storey dwellings. It is recognised that the site adjoins housing which is predominantly 2 and 2.5 storeys in height. The design has been significantly adjusted since the pre-application proposals to ensure sympathetic relationships with neighbouring properties, as detailed in full in the submitted Design and Access Statement. The internal layout is arranged to provide all the main living spaces and balconies to face the south, whilst windows in the rear and side elevations have been limited to avoid main living spaces as to prevent harmful overlooking towards neighbouring properties. This approach has been supported by planning officers in pre application feedback to date. Furthermore the external terraced spaces serving the top floor apartment will have areas of restricted access at the extreme east and western ends to prevent downward overlooking towards neighbours houses and gardens. This is illustrated in the accompanying Third Floor Plan and Figure 2 & 3 of the Design and Access Statement as shown below.



Fig 2: Restricted overlooking section A-A

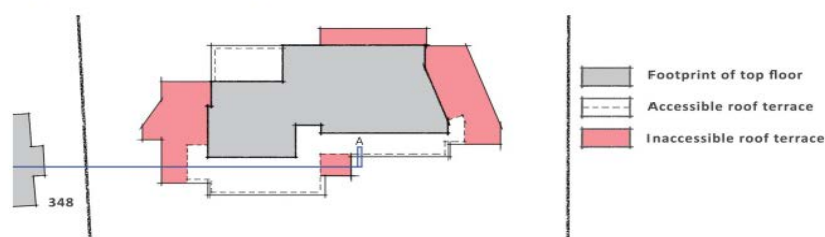


Fig 3: Restricted overlooking plan

- 5.30 This statement along with the Design and Access Statement sets out in detail the amendments that have been made to the footprint, and elevations of the proposed development to ensure the building does not appear overbearing to neighbouring residents. The proposal achieves a minimum 34 metres separation distance with properties to the rear of the site, and in many cases the separation is greater than this for properties to the rear. To the west, the main elevation is separated from the side elevation of number 384 by 13.6 metres, with the exception of the window protrusion. On the eastern side, due to the tapering of the building's side elevation, a separation distance of between 26 metres and 33.9 metres is achieved. In instances where the building is visible from neighbouring properties, its bulk and mass is reduced due to the recess of the top floor reducing the prominence of the building when viewed from these properties. Furthermore retaining the existing trees on the east, north and west boundaries and supplementing with planting shown on the submitted plan, will assist in screening and softening the development from neighbouring properties, as acknowledged by the Council in pre application feedback.
- 5.31 On the basis of the information within this statement and the submitted Design and Access Statement, the applicant has made considerable amendments to previous pre-application schemes to respond to comments received from the Council and local residents during the public consultation. The Council had no objections to the impact of the proposed development on the amenity of neighbouring residents in respect of pre application 2.

Layout, Scale, Design & Character

- 5.32 Policy CS16 amongst other things requires development to respect the character and appearance of the area. The proposal will result in the replacement of a two-and-a-half-storey building with a four-storey building which incorporates a recessed penthouse storey. The existing streetscene features a number of buildings that Front Sea Front Road, comprising 2 storey housing and a number of replacement flatted buildings which are 3 and 4 storeys in height. The submitted massing drawings highlight this, and show that two storey properties being juxtaposed adjacent to 4 storey built form is already evident in the streetscene. That said, relatively generous gaps are evident between buildings to address differences in height, and this was acknowledged and accepted by the Inspector considering the appeal at Channel House (APP/X1735/A/12/2183121). As well as gaps between properties, the Inspector noted the setback nature of the proposal relative to surrounding buildings and the contemporary clean lines of the building

assisting in emphasising spacing with neighbouring sites when concluding that *'although it would be two storeys higher than no. 384, the resultant juxtaposition of buildings would be appropriate in the streetscene'*.

- 5.33 The proposed building is set back from Sea Front Road further than Channel House by comparison. The site is also set back significantly further from Sea front Road than no.5, the closest adjacent 2 storey building, which reduces the proposed building's prominence when viewed alongside neighbouring buildings. Furthermore the proposed building currently hosts a significant amount of tree coverage that will be largely retained, and screen views of the development in combination will be proposed planting. These factors, together with the recessed top floor mean that it will be compatible with the scale, height and mass of the existing streetscene and will be compliant with the requirements of policy CS16.

Affordable Housing

- 5.34 Policy CS9 of the Core Strategy requires housing proposals of between 5-14 dwellings to either provide 30-40% affordable housing, or an equivalent financial contribution. It was agreed at the recent pre-app meeting that the affordable housing contribution could be made entirely as a financial contribution rather than on-site provision, thus complying with policy CS9 as a smaller housing scheme. The applicant is willing to enter into a Section 106 legal agreement to secure such contributions, which can be informed during the application process alongside discussion with the Officer and Housing Team.

Drainage

- 5.35 This application is submitted with a preliminary drainage strategy which shows it is feasible to utilise Sustainable Urban Drainage techniques to allow surface water to drain on site. With regards to foul sewage, it is proposed this will be connected to an existing sewer on Sea Front Road as shown on the proposed site plan. This shows that a drainage solution is possible, and further detail can be requested by condition if necessary. It is noted that matters of drainage were raised during and following the public consultation in respect of covenant which may affect the detailed design of the eventual strategy. Following the public consultation, the head of planning at Havant Borough Council (Andrew Biltcliffe) confirmed that covenants relating to drainage were not a material planning consideration.

CIL and SPA Contribution

- 5.36 The proposed development would result in the net increase of 13 residential dwellings. It is recognised that the proposal would be CIL liable and the relevant form has been completed and submitted alongside this document. It is understood that the current CIL rate is set at £100 per square metre for developments in Hayling Island, and the existing floorspace can be discounted from the total proposed floorspace.

6. CONCLUSION

- 6.1 The site is in a sustainable residential area and the development of a vacant building therefore gains significant support from the NPPF and development plan policies. The proposed development would provide a valuable contribution to the Councils housing supply, and add to the mix of family sized accommodation in the bough.
- 6.2 The form, siting and detailed design of the proposed development benefits from significant consultation with local residents through a dedicated public consultation exercise, and numerous pre-applications with the Borough Council. The proposed development has undergone significant amendments throughout this process, is consistent with the advice provided by the Borough Council and in compliance with relevant development plan policies.
- 6.3 It is therefore respectfully requested that planning permission be granted for the proposed development.

APPENDICES

APPENDIX 1 – REDACTED EMAIL FROM HAMPSHIRE COUNTY COUNCIL

[REDACTED]
From: [REDACTED]
Sent: 03 November 2016 13:16
To: [REDACTED]
Subject: RE: Godbey House reprovion planning statement

[REDACTED]
[REDACTED]
Dear [REDACTED]

Godbey House, 380 Sea Front Road, Hayling Island, Hampshire – Closure Statement

In support of the planning application being prepared on behalf of Perbury Developments Ltd for the redevelopment of the above site as an apartment scheme, the following information has been provided from the Deputy Head of Strategic Development in Children's Services and the County Service Manager of Children's Residential Care.

At its meeting on 1st October 2012, the County Council's Children and Families Advisory Panel agreed to a strategy to achieve excellence in the provision of residential childcare placements for Hampshire's most vulnerable looked-after children. The strategy sets out the new vision and ethos necessary to support stability and outcomes for children and young people and highlighted the actions to be taken to develop Hampshire's residential estate over the next five years. The strategy builds on the 'Pillars Of Parenting' programme to empower staff working with children with the knowledge and skills to understand the complexity of their task.

To support this model of care, buildings and internal environments are key. In considering Hampshire's residential estate, it was clear that some of the six existing children's homes were not fit for purpose by being in the wrong place, isolated from local services, and/or too large, or being poorly designed, thus creating an institutional environment.

In July 2013 the Executive Member for Policy and Resources agreed to declare surplus and dispose of up to four existing children's homes, subject to the prior provision of replacement homes, with the re-investment of up to 100% of the net sale proceeds to be applied towards the cost of providing the replacement children's home facilities in support the County Council's following Corporate Priorities:

- Hampshire safer and more secure for all by providing modern, improved and safer children's home facilities.
- Maximising wellbeing by providing an enhanced home environment for those children in most need.
- Enhancing our quality of place by bringing forward new and positively designed buildings on County Council owned land.

The County Council has thus agreed to transform the provision of children's homes across Hampshire through a plan of refurbishment and new build smaller units. Under the County wide strategy six existing homes, with 34 beds, will be replaced or refurbished to provide eight homes providing 33 places. Across the County there will be a notional reduction in capacity by one placement, but there will be an increase in the number of homes which, it is anticipated, will reduce the need to hold vacancies to manage the mix of children. This should not create a need for additional purchased placements.

As regards the size of children's homes, a group of four young people lends itself to a more 'homely' atmosphere, allowing the physical environment to feel less institutionalised as well as allowing flexibility of control to meet the needs of individuals. Hampshire's experience is that smaller homes carry less vacancies because the dynamics of the group mix can be more carefully matched and managed. Larger homes tend to carry more vacancies, owing to the requirement to balance the needs of a larger number of young people and to manage the group mix, and prove more expensive as the running costs remain that of a larger home, despite only accommodating a smaller number of children.

Being one of the larger homes, registered for seven children and located away from community facilities, Godbey House was considered too large and remote for retention and therefore was one of the sites that was chosen for closure in July 2013. This is due to be achieved in February 2017 upon the opening of a replacement provision.

A new purpose-built home is under construction in Park Lane Bedhampton, which, in terms of the wider local area, is considered to be more easily accessible and a more appropriate location in terms of social networks. With the new home due to open in February 2017 there will be no ongoing loss of services for children requiring residential care in the Havant District of Hampshire and the County Council's proposal for Godbey House is thus fully compliant with Policy XX of the Local Plan.

It is important to note that Children's Services cover Hampshire as a whole. Whilst larger urban areas within the County may have particular needs and be appropriate locations for children's homes, their strategic provision has not and is not being implemented on a district by district basis and, in some cases, children do not benefit from living too close to their family home.

Should you have any queries in this regard please do not hesitate to contact me.

From: [REDACTED]
Sent: 03 November 2016 11:26
To: [REDACTED]
Subject: FW: Godbey House reprovision planning statement

[REDACTED] we are getting to the business end of the Godbey house sale with a conditional (on planning) contract for sale to be agreed hopefully at a meeting next Wednesday. The applicant/buyer is holding an exhibition today near the site which I am attending.

I will continue to liaise through the planning process.

One point is that the applicant will need a statement similar to the one below edited from Glendalyn.

Could you possibly fill in some gaps re numbers of registered children at Godbey and its replacement.

And perhaps the Road in bedhampton for the replacement.

We will need to send this as a letter to the developer to be passed or submitted as part of the planning app to Havant BC

Thanks in advance

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]