
Site Address:	Purbrook School Former Playing Fields Stakes Road Waterlooville		
Proposal:	Erection of 26 residential units with associated works, access, parking and landscaping.		
Application No:	APP/16/00347	Expiry Date:	14/07/2016
Applicant:	Persimmon Homes Persimmon Homes Ltd		
Agent:		Case Officer:	David Eaves
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a largely open area of land of approximately 0.73 hectares in area. The site was formerly used as a school playing field for Purbrook Park School; however, this use ceased approximately 19 years ago. The site has a frontage onto Stakes Road (the southern boundary) of approximately 86m and a frontage onto the adjacent Barratts Development (the eastern boundary) of approximately 87m. The site has been partially levelled in the past and the land is relatively flat although it slopes down to the rear (northern side of the site). There are a number of important boundary trees in particular to the northern and western boundary and a mature hedge to the southern boundary with Stakes Road.

To the north the site adjoins the grounds of The Grange, a substantial accommodation block sited approximately 52m distance from the common boundary with the site. Substantial tree screening is found along the northern boundary. To the west of the site is the private drive to The Grange and there are a number of detached two storey properties set off from the site boundary by at least 14m. To the south of the site is Stakes Road, beyond the road are detached bungalows, chalet bungalows and two storey houses. To the east is the residential Barratts housing development which is now completed, this includes three storey flats and two storey houses closest to the site boundary.

The site includes a TPO group to the south west corner of the site and a TPO'd Wellingtonia Tree in the north west corner of the site.

2 Planning History (This relates mainly to the adjacent site to the east)

07/60960/001 - Construction of 49No. 2, 3 and 4 bedroom houses and 53No. 1, 2 and 3 bedroom flats within 8 buildings of 2, 2.5 and 3 storeys. Associated car parking, garages, landscaping, open space, pumping station and new access to Stakes Road., REF,22/11/2007

APP/12/00205 - Construction of 76No. dwellings consisting of 3No. 2 bed, 38No. 3 bed, 23No. 4 bed houses and 12No. 2 bed flats with associated parking, landscaping including open space and play area, and pumping station. New vehicular access to Stakes Road and new pedestrian access to Stakes Hill Road., PERM,03/08/2012

APP/12/00632 - Discharge of Condition No's 2, 3, 4, 5, 6, 7, 12, 13, 14, 16, 17, 18, 19, 20, 21, 22, 23, 25, 26, 28, 32 and 33 of Planning Permission APP/12/00205. , SPL,20/03/2013

APP/13/00832 - Discharge of Condition No. 33 (partial) of Planning Permission APP/12/00205. , 15/10/2013

APP/13/01230 - Discharge of Condition No. 33 (partial) of Planning Permission APP/12/00205., PERM,23/12/2013

APP/14/00957 - Discharge of Condition No. 33 of Planning Permission APP/12/00205., PERM,07/11/2014

APP/15/00585 - Discharge of Condition No. 33 of Planning Permission APP/12/00205., PERM,15/07/2015

3 Proposal

Erection of 26 residential units with associated works, access, parking and landscaping.

The application proposes that the site be developed for residential purposes, to achieve a total of 26 dwellings consisting of 5no. 2 bed, 15no. 3 bed and 6no. 4 bed units. The majority of the houses would be 2 storey with 4 units 2.5 storeys. Parking would be provided to serve the dwellings. The site would be landscaped and trees to the boundaries retained wherever possible. New vehicular access would be provided to Stakes Road with a new pedestrian/cycle link to the adjacent development to the east.

The houses are intended to be provided in a range of detached, semi-detached and terraced formats. Of the 26 units 7 are proposed to comprise affordable housing (27%). In addition a contribution is proposed in relation to the part of a unit required to meet the Councils 30% affordable housing requirement. The affordable units comprise 3no 2 bed and 4no. 3 bed units.

Internally the road layout is formed of a central spine road with a main spur to the west and a further access drive also to the west.

The application has been supported by specialist reports and supporting information.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS13	(Green Infrastructure)
CS14	(Efficient Use of Resources)
CS15	(Flood and Coastal Erosion)
CS17	(Concentration and Distribution of Development within the Urban Areas)

CS19	(Effective Provision of Infrastructure)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS8	(Community Safety)
CS9	(Housing)
DM1	(Recreation and Open Space)
DM10	(Pollution)
DM11	(Planning for More Sustainable Travel)
DM12	(Mitigating the Impacts of Travel)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM18	(Protecting New Development from Pollution)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

Havant Borough Council Parking SPD 2016

Havant Borough Council Borough Design Guide SPD 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

Final Comments (relating to revised scheme which removed an additional tree)
Tree does offer a degree of public amenity, however, it is not considered to be a specimen tree.

If permission is given and it is lost as part of the development then a new tree should be planted in mitigation, I would suggest one of the following:

Ulmus 'New Horizon' (disease resistant, columnar type of Elm) or Quercus robur Fastigiata 'Koster' (columnar form of Cypress Oak).

The site layout is very stark in terms of tree cover and I would encourage the developers to look at providing a realistic planting scheme.

Earlier Comments:

Having looked at the proposed changes to the scheme I still raise concern over the relationship between the proposed unit 26 and the adjacent Lime trees.

As previously discussed this is not considered to be a sustainable relationship due to the species type and size of the trees.

Earlier comments:

- Trees to the northern boundary: The row of mixed species will impact on the recreational enjoyment space of the rear gardens of the dwellings shown in this location. Despite the proposal to prune the trees this will be a continuing issue for future residents. These trees provide an important screen between the site and adjacent hostel.
- Lime Trees to the south/west corner: These trees are large mature specimens

that offer high public amenity value to the area. The proposed development in this area is considered to be unacceptably close to the Limes. (These species are well known to drop a large amount of aphid residue and this will impact on any future residents)

Officer Comments:

The scheme has been amended to reduce the impact on the trees to the rear boundary and the front lime trees and is now considered appropriate with additional landscaping. A replacement tree can be required by condition.

Building Control

No comments

County Archaeologist

I would draw your attention to the archaeological desk based assessment submitted with the planning application. I would endorse this to you. The conclusion of the report is that any archaeological potential, which is described as both low and local, is likely to have been significantly compromised by levelling to create playing fields in the 20th century. This conclusion is also supported by the geo technical information submitted. Accordingly I would not raise any further archaeological issues.

Planning Policy

The application site is allocated for residential development in Policy WA1 (W125). The principle of the development is therefore supported.

The number of dwellings proposed is broadly similar to the indicative number of 19 dwellings listed in the Local Plan (Allocations) and any opportunity to increase density is welcomed providing it can be achieved in a satisfactory manner.

The proposal includes provision of 7 No. affordable dwellings. The 30% affordable housing requirement on this site would result in 7.8 affordable units to be provided. To ensure that the 30% policy requirement for affordable housing is met (Policy CS9) the applicants have proposed that the 0.8 affordable 'balance' is paid as a financial contribution in lieu of on-site provision. This is considered an acceptable approach.

The car parking provision appears to comply with the adopted standards.

CIL and SDMP contribution will apply.

Conclusion: No objection

County Ecologist

The application is accompanied by a Preliminary Ecological Appraisal and a Phase 2 Ecological Assessment which provide a useful assessment of the site's current ecological value. The preliminary appraisal identified that the site is generally of limited ecological value but that further effort was justified for foraging/commuting bats and common reptile species.

The further survey effort recorded no reptiles and a limited number and variety of foraging/commuting bat species (although it is recognised that the surveys were carried out at the end of the recognised optimal survey season). I am content to agree with the findings of the surveys and the site is overall of limited ecological value. Whilst there are numerous records of hazel dormice from locations both east and west of this site, there is generally an absence of suitable habitat and I am in agreement

that potential is unlikely. I would, as a point of principle question the validity of conducting meaningful assessments of ponds for great crested newt potential using aerial photography: certainly the photography I have access to is high quality but is not of sufficient resolution to enable any robust conclusions to be made. It would be good practice to visit ponds within the potential zone of influence. That said one of the ponds is situated within dense development and the other is a very small garden type pond - whilst not entirely unsuitable I am willing to concur that further survey works would not be fully justifiable.

Therefore, if you are minded to grant permission I can recommend that ecological mitigation measures are secured by condition.

County Education

I will not be seeking a contribution from this development. The size of the development would produce around 1 child per year group and this number can be accommodated within the existing schools without the need for any expansion.

Hampshire Highways

The Highway comments on this application should be made by the District Council's own engineers, due to the size of the application being below that of the Agency threshold and agreement.

Development Engineer (Highways)

Final Comment:

More details of block paving at rear of entrance requested. In this location the highway paving should be at the same level as the blacktop i.e. the paving should not be a raised table. The reason for this is that a car should enter the site as quickly as possible without having to slow down. If they are presented with a raised speed table they will slow down/change gear and the following car may stop with the boot of the car in Stakes Road.

Officer comment: Discussed further with Development Engineer following further plans. A condition in relation to highways design including the junction is recommended to ensure that this issue is addressed.

HBC Housing

This proposal would appear to comply with Core Strategy policy CS9.2 by providing 30-40% affordable housing on-site; this would equate to a minimum of 7.8 units.

The applicants have confirmed that this affordable housing obligation will be met by providing 7 units on site and making a financial contribution in lieu of the remaining 0.8 of a unit.

Pre-application discussions have taken place with the applicants and agreement regarding the tenure split of the affordable provision has been reached taking into account the lack of financially viable offers from a range of affordable housing providers. **Officer comment:** further discussion re tenure has taken place during the S106 process and agreement reached with HBC Housing.

Demand for affordable housing remains high in the Havant Borough; currently there are 1900 households registered on Hampshire Home Choice seeking accommodation in our area. Of these over half are waiting for a one bedroom home whilst a further 615 are waiting for two bedrooms and 217 for three bedrooms. Many of these are looking to downsize which would in turn free up larger affordable homes that can be used more effectively by providing accommodation for families.

As at 1st October 2016 Help to Buy south, our regional Help to Buy Agency, had 940 households registered from the Havant area; 518 of these were seeking a 2 bedroom home and an additional 216 seeking 3 bedroom accommodation.

The mixed provision will help meet this demand in a popular and very desirable location with good links to transport, health, education and amenity facilities.

Principle of Development supported by Housing.

Waste Services Manager

Looking at the size of the development hopefully we will be able to use 26 tonne vehicle to collect all waste?

I have no concerns over waste collection regarding this planning application.

Landscape Team

Final Comments:

Having reviewed the amended layout and landscape proposals against my previous comments (made relative to the original application), I confirm the issues are deemed to have been appropriately addressed.

I confirm there is no landscape objection to the proposal.

Crime Prevention -Major Apps

I am still concerned with the "potential pedestrian access" into Athens Way. This creates a shortcut through the proposed development and the existing cul-de-sac into a through route. This increases the vulnerability of the proposed development and the adjacent existing development to crime and anti-social behaviour. Therefore I would recommend that this connectivity is omitted from the final scheme.

To provide for the safety and security of residents and visitors the lighting throughout the development should comply with the relevant sections of BS5489:2013.

Public Spaces

No comments received

Sport England

The proposed development is not considered to fall either within our statutory remit, or non-statutory remit upon which we would wish to comment, therefore Sport England has not provided a detailed response.

Southern Water

Any adoption of sewers proposals should be agreed and approved by SW under S104 of the Water Industry Act before implementing on site. All works should comply with Sewers for Adoption standards.

No new soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public (also adoptable) sewers.

Please note that construction of permeable paving over adoptable sewers will not be acceptable to SW. The design of drainage should ensure that no land drainage or groundwater is to enter public sewers network.

Our initial investigations indicate that Southern Water can provide foul and surface water sewage disposal to service the proposed development. Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

Informative requested re connection to public sewerage system.

Southern Water seeks through appropriate planning conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewers occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

Long term maintenance of SUDS arrangements required.

No habitable rooms should be located closer than 15m to the boundary of a proposed pumping station site and the pumping station layout and the drainage details should comply with the Sewers for Adoption Standards.

Condition requested in relation to foul and surface water drainage.

Development within SPZ.

Traffic Management

The required parking spaces within the development comply with the minimum standard set by HBC, a total of 59 spaces. There is little in the way of further parking within the development.

In the light of the development to Stakes Road and Claremont Gardens and the high probability of obstructive parking and the potential safety issues arising at the junction with Stakes Road, the Traffic Management Team would request that provision is made for a sum not less than £3000 to be set aside to fund the processing of a TRO to mitigate any resulting problems within 5 years from the completion of the development.

Officer Comment: A TRO contribution is secured via the associated S106 agreement, the period agreed with the applicant is 3 years from completion.

Local Lead Flood Authority HCC

Surface Water Drainage

We have reviewed the following information in relation to the planning application. After revision of this information we can confirm that the general principles for the surface water drainage proposals are acceptable, we would recommend that further information on the proposals be submitted as part of a more detailed design phase:

- ☐ A further assessment of groundwater flood risk, ground water levels and its implications on the development and the proposed SUDS
- ☐ A further assessment of exceedance flows and runoff in excess of design criteria (in relation to flow rate and volume and its impacts on site and off site)

Where the proposals are connecting to an existing drainage system it is likely that the authorities responsible for maintaining those systems will have their own design requirements. These requirements will need to be reviewed and agreed as

part of any surface water drainage scheme.

Please note that the mechanism for securing long-term maintenance will need to be considered and agreed between the applicant and the Local Planning Authority. This may involve discussions with those adopting and/or maintaining the proposed systems, which could include the Highway Authority, Planning Authority, Parish Councils, Water Companies and private management companies.

Officer Comment: There has been ongoing dialogue between the agent and the LLFA, a planning condition is recommended to secure the detailed drainage design requirements. The associated S106 agreement also addresses SuDS requirements.

Engineering/Drainage

Advice provided in relation to S106 requirements

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 23

Number of site notices: 3

Statutory advertisement: 29/04/2016

Number of representations received: 4

Summary:

Potential soakaway system in this area will not work throughout whole year
Neighbour and I will be recipient of flood water which happens at least two or three times a year.

Natural tendency for all water is downhill this will lead onto my land - this is not acceptable.

Request that surface water be properly drained off land into Southern Waters main surface water drainage system and not into soakaway system.

The tree cover between the proposed development and The Grange property should be substantial to protect the privacy of both the new homes and also the clients attending The Grange Premises.

All routes possible to protect the privacy of The Grange should be explored and maximised.

No positive benefits for residents of Purbrook Place who enjoy relatively quiet living space and would see more people using our development as through road onto Stakes Hill Road as well as encouraging others to use our open spaces.

Footpath past Atlanta House not acceptable.

Do not agree with fencing along boundary with Atlanta House as maintenance required and who would be responsible for this. Best offer a brick wall.

7 Planning Considerations

- 7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Character and mix of residential development proposed
- (iii) Impact upon the character and appearance of the area
- (iv) Highways and Access
- (v) Crime and antisocial behaviour issues
- (vi) Relationship with neighbouring properties
- (vii) Drainage and flood risk issues
- (viii) Landscape and tree issues
- (ix) Ecological issues
- (x) Other matters
- (xi) Developer Contributions/S106 requirements

(i) Principle of development

The application site is allocated for residential development in the Havant Borough Local Plan (Allocations) 2014 under Policy WA1 (Waterlooville Housing Allocations). The allocation for Former Purbrook Park Playing Field (Residual) is under W125 with an indicative number of dwellings of 19. It should be noted that planning permission will be granted provided that the detailed proposals are broadly consistent with the indicative provision for the number of dwellings. The proposal is for 26 units however the provision of further units can be supported providing that the details are considered acceptable under development management criteria (considered further below). The additional units make the best use of land in providing new homes and can be supported in principle.

The development is also required to take account of all site specific development requirements set out in the relevant site profile (W125). In this case these relate to the following matters:

Access directly onto Stakes Road or utilising potential connection with adjacent development;
Heritage statement, of an appropriate level of detail, to support planning application,
Southern Water request connection to the sewerage system at the nearest point of adequate capacity.

These matters are considered further in the report below.

(ii) Character and mix of residential development proposed

The application site lies within a predominately residential area, with conventional street frontage development onto Stakes Road to the south in mainly detached two- and single storey forms. To the North lies The Grange a large detached premises accessed from Stakes Road with an access drive to the western boundary of the application site. This premises is in institutional use and has extensive landscaped grounds. To the east of the site is a new residential development of 76 dwellings comprising houses and flats. In this context the site currently exhibits a relatively enclosed character, deriving from the existing established hedgerows and trees on the site boundaries.

Policy CS9 of the Local Plan (Core Strategy), requires new housing development schemes to provide a mix of dwelling types, sizes and tenures which help meet identified local housing need and contribute to the development of mixed and sustainable communities. The supporting text to this policy advises that in terms of

house type and size, a mix of dwelling types is sought from one and two bed flats to terraces and larger detached houses. The type of affordable housing provided should be informed by up-to-date housing need. Private market housing is likely to be led by market demand. The advice contained in the NPPF regarding the ability of new housing proposals to help create inclusive and mixed communities also supports the consideration of a variety of dwelling types and forms on this site.

Against the background of the requirements of Policy CS9 of the Local Plan (Core Strategy), and the guidance within the NPPF, this scheme proposes the construction of 26 No. 2, 3 and 4 bed houses. The scheme does result in a significant proportion of larger units with 78% of the units being 3 bedrooms or more. Notwithstanding this the overall mix in terms of dwelling types (detached, semi-detached and terraced) and sizes on this relatively small development are considered satisfactory.

With regard to affordable housing provision, Policy CS9 of the Local Plan (Core Strategy) sets out the Council's requirements to deliver on average 30-40% affordable housing on sites of more than 15 units. The scheme offers a total of 7 units for affordable housing, which equates to 27% of the total number of units and therefore falls just below the lower end of the range required by policy CS9. The proposal also includes a contribution to the equivalent of the 0.8 of a unit shortfall in on-site provision. The Housing Enabling Officer confirms support for the development of this site as it will provide much needed affordable housing in the Waterloo area. The percentage of affordable housing is considered acceptable when combined with the off site financial contribution.

Policy CS9 also requires that development ensures mixed communities are created through planned distribution and avoidance of a concentration of affordable housing. The affordable units are to be arranged centrally within this relatively small site in a group of 6 units and 1 other unit. Given the small number of affordable units proposed this arrangement for the distribution of the social housing is considered to be acceptable.

The affordable housing and contribution are considered acceptable.

(iii) Impact upon the character and appearance of the area

As stated above the site is relatively enclosed and is not particularly prominent in the street scene of Stakes Road. This would continue to be the case with the retention of much of the roadside boundary hedge.

The proposed layout incorporates detached 3 and 4 bed houses along the Stakes Road frontage which would be two storeys in height and mainly set behind the existing hedge. The access road would puncture the hedge line in a similar form to that of the access to the adjacent development to the east. There would be no direct access to the dwellings from Stakes Road and this again reflects the approach of the adjacent development and retains the feel of a self contained layout. This arrangement for the frontage development is considered to be appropriate in the context of Stakes Road.

Within the estate the northern boundary would remain undeveloped and would be excluded from garden areas. This would allow for the retention of important boundary trees and additional screen planting. The area would be maintained by a management company. This area would form an important boundary between the development and The Grange to the north. The western boundary would also be planted with a boundary hedge.

The relationship with the adjacent development to the east has also been given consideration such that the proposed dwellings generally incorporate rear gardens backing onto the common boundary.

It is recognised that the proposed development is relatively dense and incorporates more dwellings than the indicative 19 in the Local Plan allocation. This has led to layout issues that have been explored with the agent in order to ensure adequate parking layouts, garden sizes and landscaping. It remains the case that the central spine of the development is rather car dominated, however, on balance it is considered that the layout is acceptable and makes the best use of urban land in providing much needed housing development.

Overall the development is considered to have an acceptable impact on the character and appearance of the area.

(iv) Highways and Access

In relation to Highways and Access, the main issues are considered to be, the appropriateness of the junction design and access off Stakes Road, the internal layout, pedestrian and cycle routes and car/cycle parking.

The site allocation in the Local Plan anticipated vehicular access being taken from Stakes Road or via the adjacent site. The proposal is for access from Stakes Road. This is considered acceptable and no objections have been raised by the Development Engineer subject to condition relating to detailed design.

The internal layout provides a central spine road with turning. Tracking has been provided to demonstrate access by refuse and fire vehicles etc. The internal road layout is considered acceptable.

In relation to cycle/pedestrian routes it is considered very important to allow for integration into the adjacent estate and to the wider area including schools, shops and play areas. This is achieved via the provision of a link which will be secured via the S106 agreement. It should be noted that such a link was always anticipated during the planning process in relation to the adjacent development. The Committee Report in relation to the adjacent development stated:

The land to the west of the current application site forms part of the baseline housing allocation in the Local Plan (Saved Policies) Policy H3.28 and was included as public open space in the earlier planning applications for this site. Local Plan (Core Strategy) policy DM6 requires that 'Proposals will only be permitted where they do not undermine the future development potential of adjacent sites.' In this case the layout does allow for the possibility of access to this area of land (understood to be in separate ownership) being taken from the western spur to the road through the site. In order to ensure that the possible development of the adjacent site is not fettered by a 'ransom strip' it is necessary to add a clause into the S106 Agreement to prevent this.

The subsequent S106 in relation to that development included the following clause:

The Owner hereby covenants not to permanently obstruct or prevent access to the Excluded Area via the area shown hatched in black on Plan G

Whilst it is noted that Third Parties in the adjacent site have questioned the need for

the link, it is considered that the sustainability of the new development is improved by such a link and that there are benefits for children, pedestrians and cyclists avoiding the busy Stakes Road and roundabout and providing direct routes to play facilities, schools and wider facilities. The current proposal seeks to secure a cycle/pedestrian route to Athens Way via the associated S106 Agreement.

In relation to Car Parking, the Council have adopted minimum parking standards. In relation to Car parking these require for 2/3 bed houses - 2 spaces and for 4 bed houses 3 spaces. The proposals include garages and parking spaces and these meet the required standards. It is nevertheless recognised that with new development there is a possibility of overspill parking on local roads. As such provision has been secured via the S106 agreement to secure a possible Traffic Regulation Order contribution if required for local adopted roads.

In relation to cycle parking the plans indicate provision for each unit and a planning condition is recommended to secure cycle parking this is to be a combination of in garage and shed parking.

(v) Crime and antisocial behaviour issues

In relation to these issues the comments of the police have been taken into account. Concern has been raised in relation to the access to Athens Way which adds connectivity. Whilst it is recognised that this could result in the potential for crime and anti-social behaviour the link is considered to be required for the reasons stated above and improves the sustainability of the development. The route would be overlooked by plot 9 and via the adjacent flats in Athens Way. On balance the provision of the link is considered desirable and was envisaged as part of the development of both this site and the existing adjacent development.

In relation to lighting it is considered appropriate to impose a lighting condition in relation to the site in order to ensure the safety and security of residents and visitors.

Finally appropriate boundary treatments and screening to the northern boundary are secured by conditions or via the associated S106 agreement.

(vi) Relationship with neighbouring properties

The main impacts in relation to surrounding properties are considered to be to; properties fronting Stakes Road and Claremont Gardens (South); to 143 and 143a Stakes Road (west); to The Grange (north) and to 1-9 Atlanta House and 1 Vancouver Avenue.

The existing properties fronting the site are a mix of single, chalet and two storey dwellings and the proposed frontage dwellings on the site are two storey. The distance between the existing and proposed dwellings is at least 29m and there is a road and hedge between the properties. This would result in an acceptable relationship between dwellings.

No's 143 and 143a are set well off the site boundary with the access drive to The Grange and some existing vegetation between. These properties are two storey with flank walls facing the application site. The proposed closest dwellings are plots 17, 18 and 26 and these have no significant windows facing west. This relationship is considered acceptable.

In relation to The Grange which presently benefits from a strong degree of natural screening from trees having regard to the institutional use of this building, private garden areas are not proposed to abut this property and instead a substantial area of new buffer planting will be required in the area to provide a satisfactory degree of separation between The Grange and the closest residential properties. The area would be maintained by a management company and landscaping is secured via the S106 agreement and condition. A 2.1m timber screen fence is proposed to the rear and side gardens to the properties closest to the northern and western boundaries. The physical separation distance between The Grange main building and the application site boundary is over 50m. Subject to conditions and S106 requirements the relationship between the application site and The Grange is considered acceptable.

Finally, with regard to the relationship with the development to the east, the most significant impact would be from the 3 storey flats to the proposed units 8 and 9. There would be some degree of overlooking between these properties which would be separated by approximately 16m. On balance this relationship is considered to be acceptable and improves the wider layout of the development site. It is noted that the lounge areas to units 8 and 9 front west away from the existing flats. The impact in terms of light is limited by the relatively narrow profile of the existing flats and the orientation of the flats to the east of the application site and the track of the sun to the south. Plot 2 would be set approximately 13m from the flank wall of No1 Vancouver Avenue a two storey property. This relationship is considered acceptable.

(vii) Drainage and flood risk issues

In relation to drainage and flood risk, there are three main aspects to be considered, surface water drainage, foul drainage and source protection. A Drainage Assessment has been provided in relation to the development.

In relation to surface water drainage, this concludes that infiltration is considered to be unfeasible at the site and there are no watercourses within the vicinity of the site. Southern Water asset plans show that there is a public surface water sewer flowing west within Stakes Road to the south of the site. It is proposed that surface water discharges to the public surface water sewer. Southern Water state that initial investigations indicate that Southern Water can provide foul and surface water sewage disposal to service the proposed development.

Landscaped areas and associated gardens will allow a proportion of the rainfall to infiltrate into the soil substrate. Surface water runoff would be directed to the drainage system through drainage gullies located around the perimeter of the buildings and through contouring of the hardstanding areas. Storage of surface water on site could be provided by oversized pipes and other storage below the proposed highways on site and this would provide a maximum outflow to the surface water sewer system.

It is recognised that there are local concerns in relation to surface water drainage particularly to properties to the north-west of the site however this should not be worsened as infiltration is not proposed (except as existing to undeveloped areas of gardens and landscaping).

The Local Lead Flood Authority has now agreed the drainage scheme in principle subject to detailed design and Southern Water have also requested a condition in relation to surface water and foul drainage. Given that further requirements in relation to drainage remain it is intended to address these requirements via planning

conditions. Long term management and maintenance of the system is secured via the S106 Agreement.

In relation to foul drainage the Drainage Assessment states that it is proposed that a gravity fed outfall is established to the public foul sewer with estimated flows at 1.2l/s. A Southern Water foul Sewer runs in Stakes Road to the South of the site. Conditions in relation to foul drainage are required.

Whilst the proposals do not show pumping stations a condition is recommended to ensure that any such feature is subject to planning consideration in relation to design and impact.

The site is located within a Source Protection Zone. It is therefore considered appropriate to impose a condition in relation to piling of foundations such that approval is required if these methods are proposed to ensure that pollution does not take place to the aquifer.

(viii) Landscape and tree issues

In relation to landscaping and trees, the scheme has been subject to detailed consideration by the Arboricultural Officer and the Councils Landscape team. This has resulted in alterations to the layout to improve landscaping and tree protection.

The site is essentially open with trees around the site boundaries. These include TPO lime trees and Wellingtonia, important trees to the northern boundary and a hedge to the southern boundary with Stakes Road. The development would result in the reduction of some northern boundary tree crowns and the removal of a tree to the western boundary (lime) together with the removal of a section of southern boundary hedge (to accommodate the road access) and cutting back to the retained front hedge. There would be additional planting to the northern boundary, a new hedge to the western boundary and additional tree planting within the site layout with other landscaping. The Landscape officer has confirmed that the proposals are considered acceptable.

There remain some concerns in relation to the positioning of plot 26 relative to the TPO'd lime trees in the south west corner of the plot in relation to future resident pressure. The positioning of the proposed dwelling was amended during the course of the application in order to minimise as far as possible these concerns. The removal of units within the scheme has been resisted by the development team and on balance it is considered that the proposals in relation to plot 26 are acceptable. Landscaping and its maintenance will be secured via planning conditions and the associated S106 agreement.

(ix) Ecological issues

In relation to ecology, a Preliminary Ecological Appraisal and a Phase 2 Ecological Assessment have been submitted with the application. Surveys were carried out which established no reptile species and a limited number and variety of foraging/commuting bat species. The County Ecologist has assessed the proposals and recommends the imposition of an ecological condition. Subject to this condition the proposals are considered to have an acceptable ecological impact to on site interests.

A separate issue is the wider impact of residential development on the Solent SPA resulting from increasing recreational pressure on the coast resulting from additional

residents within the Borough. This is addressed below in the Developer Contributions section of this report.

(x) Other matters

Noise

In relation to noise it is considered appropriate to secure an acoustic fence along the residential boundaries along the western boundary to reduce noise impacts from parking areas and the existing pumping station.

Contamination

The submitted Geo-Environmental Report concludes that no ground contamination was identified via desk study or ground investigation. However an unexpected contamination condition is recommended similar to that proposed in relation to the adjacent site.

Archaeology

An archaeological assessment has been submitted and assessed by the County Archaeologist who has confirmed that there are no archaeological conditions required in this case.

Education

The County Education department have confirmed that an Education Contribution will not be required in this case.

(xi) Developer Contributions/S106 requirements

The application is liable to CIL contributions and the relevant forms have been submitted to reflect the revised scheme and the Affordable housing exemption in relation to 7 of the units. Based on the submitted information the CIL liability would equate to £181,789.29 (taking into account relief for Social housing).

In addition the following requirements have been secured via the associated S106 Agreement:

Contributions/Bonds etc:

Affordable Housing Contribution £21,505

Solent Recreational Mitigation Contribution £4,576

Transport Regulation Order Contribution (if required) not exceeding £3,000

Monitoring and Administration Fee £3,278

SuDS Bond if required - calculated at 10% of the open book construction cost of the sustainable surface water drainage system calculated by the Owner and agreed in writing by the Council

Other Requirements:

Affordable Housing Requirements (7 units)

Common Parts -management/maintenance - unadopted road or footpath, landscaped areas, SuDS, communal parking areas, amenity spaces, street furniture

and lighting
Management Plan
SuDS design/programme/delivery/maintenance
Boundary screening supplemented to northern boundary and hedge to western boundary
Public access to the land with cycle and pedestrian route to Athens Way

8 **Conclusion**

In conclusion, it is considered that the development of this allocated site for residential purposes is acceptable in principle. Having due regard to the relevant Development Management criteria the proposal has been assessed in detail.

The proposal is considered to make the best use of land in the built up area to provide residential development. The character and mix of the development is considered appropriate providing on site affordable housing and an off site contribution. The site is visually relatively self contained, however the proposals are appropriate in relation to the character and visual amenities of the area.

The proposed vehicular access is from Stakes Road as anticipated in the sites allocation. Subject to conditions the access should have an acceptable impact on the existing road network. Car and Cycle parking is acceptable or can be secured by condition.

Some concerns have been raised in relation to the cycle/pedestrian link, however, this is required to allow permeability across the site and to recreational and educational facilities etc. The route would be overlooked and appropriate lighting can be secured via a lighting condition.

The development is considered to have an acceptable relationship with adjoining residential properties and internally provides appropriate garden areas and residential amenities.

Drainage/flood risk issues have been considered and the basic approach is to link surface and foul drainage into existing sewer networks as infiltration and soakaways are not considered suitable. A condition is recommended to ensure final drainage requirements. The S106 agreement also secures SuDS design, and maintenance.

Landscaping/trees and ecological issues have all been assessed and subject to appropriate planning conditions the proposals can be supported.

A number of other matters are addressed by condition where required.

Finally, Developer Contributions and other site requirements have been secured via the associated S106 Agreement as set out above.

The recommendation is to grant planning permission subject to appropriate planning conditions as set out below and the associated S106 Agreement.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application

(A) subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Notwithstanding the submitted details no development shall take place until details of existing and finished floor and site levels relative to previously agreed off-site datum points have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.
Reason: To ensure that the development has an acceptable impact on adjoining residential properties, drainage and trees having due regard to policies CS11, CS15, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 No development shall take place excepting in accordance with the approved Arboricultural Impact Assessment and Method Statement Ref PERSC19831aia_ams Rev A and all trees and hedges that are to be retained within or adjacent to the site have 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.
Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 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 during site clearance and construction of the development.
 - (iii) A specification of measures to be undertaken to prevent deposition on nearby roads of mud and spoil from vehicles leaving the site.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision, storage compound and mud prevention facilities shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and/or in the interests of

traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No development hereby permitted shall commence until further plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, details of their positioning in relation to retained trees and hedges including root protection areas and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be occupied 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.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality, to prevent flood risk and to ensure the protection of trees and hedges and having due regard to policies and proposals CS11, CS16, DM8 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 Notwithstanding any description of materials in the application no development above d.c.p. shall take place until samples and / or a full specification of the materials to be used externally on the buildings 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.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 The landscaping works shown on the approved plans ref. Soft Landscape Proposals drawing no PERSC19831 11 Rev D shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements approved or within the first planting season following final occupation of the development hereby permitted, whichever is the sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building alteration, or outbuilding (with the exception of the cycle sheds hereby approved), shall be constructed within the curtilage of plots 4, 5, 10, 11, 13, 14, 15, 20 and 21 without the prior approval of the Local Planning Authority.

Reason: To ensure that alterations to these properties do not have a harmful impact on neighbouring residents given the relatively restricted plot sizes associated with these dwellings and having due regard to policy CS16 of the

Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2011.

- 9 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.
Reason: To avoid excess soil being deposited on the existing roads and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 10 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the first occupation of the dwelling that they serve and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 11 No development hereby permitted shall proceed beyond d.c.p. level until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be occupied until the implementation of all such hardsurfacing has been completed in full accordance with that specification.
Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 12 The dwellings hereby permitted shall not be occupied unless and until the fences/walls shown on drawing number No. A-02-013-BT Rev D as amended by the inclusion of 2.1m high acoustic fencing to the eastern boundary of plots 10 and 11 has been provided in accordance with the approved details for the relevant plot to be occupied. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 13 The development hereby permitted shall not be occupied until plans and particulars specifying the provision to be made for external lighting of the same has been submitted to and approved in writing by the Local Planning Authority and the approved scheme implemented.
Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 14 The garages hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation.
Reason: To ensure the retention of adequate on-site car parking and to discourage parking on the adjoining highway in the interests of highway safety / local amenity and having due regard to policy DM13 of the Havant Borough

Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 15 The existing hedge along the southern boundary of the site shall be retained and reinforced where necessary to a minimum height of 1.8 metres and to a standard consistent with good arboricultural practice.
Reason: To ensure the maintenance of screening to the site and to protect the appearance and character of the area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 16 The development hereby permitted shall not proceed above d.p.c. level unless and until a specification of the provision to be made for the storage and disposal of refuse following the commencement of the occupation of the buildings hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the implementation of such provision for refuse has been completed in full accordance with such an approved specification.
Reason: To safeguard the amenities of the locality and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 17 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no vehicular or pedestrian access shall be formed to the site other than that shown on the approved plans attached to this decision from Stakes Road without the prior written approval of the Local Planning Authority.
Reason: In the interests of highway safety and having due regard to policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 18 The development hereby permitted shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Preliminary Ecological Appraisal and a Phase 2 Ecological Assessment (both ECOSA, October 2015) unless agreed in writing by the Local Planning Authority. Any such measures shall be implemented in accordance with the agreed details and secured in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To provide ecological protection and enhancement in accordance with policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, the Conservation Regulations 2010, Wildlife and Countryside Act 1981, NERC Act 2006 and the National Planning Policy Framework.
- 19 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 the junction to Stakes Road (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.
Reason: To ensure that they are constructed to satisfactory standard and,

where appropriate a standard and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 20 The development hereby permitted shall not proceed above d.p.c. level unless and until more detailed drawings of the proposed pedestrian/cycle access to the site boundary with Athens Way including width, gradient, surfacing materials, construction details including section drawings have been submitted to and approved in writing. The approved details shall be implemented fully in accordance with the approved scheme prior to the occupation of any of the permitted dwellings.
Reason: To ensure that the development allows adequate pedestrian and cycle access to encourage non-car based travel and to improve access to off site open space, schools and other amenities having due regard to policies CS1, CS16, CS20, DM11 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning policy Framework.
- 21 If during the development, contamination not previously identified on site is found to be present, no further development shall be undertaken until a report has been submitted to and approved in writing by the Local Planning Authority, all works outlined in the submitted and approved report shall be adhered to.
Reason: To ensure that potential risks from unanticipated land contamination to the future users of the land (and neighbouring land) are minimised, together with those to property. To ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 22 The cycle parking hereby approved shall be provided prior to the occupation of the relevant dwelling to which it relates prior to occupation and thereafter maintained in accordance with the approved details.
Reason: In the interests of encouraging sustainable transport choices and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 23 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.
Reason: The site lies within Source Protection Zone 1 for the Bedhampton and Havant Springs water supply. Piling or any other foundation using penetrative methods can result in risks to potable supplies from, for example, mobilising contamination. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater. The condition is imposed having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy DM10 and the National Planning Policy Framework 2012.
- 24 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Documents:

Planning, Design and Access Statement March 2016 Issue P2
Planning Statement Rev A October 2016
Transport Statement Mode Transport Planning October 2016 with Appendix as February 2016 version
Stage 2 Road Safety Audit - Mode Transport Planning 27/02/2016
Geo-Environmental Report - Enzygo July 2015
Tree Report ACD Arboriculture Ref: PERSC19831tr
Soft Landscape Specification - ACD Environmental Ref PERSC19831spec
Soft Landscape Management and Maintenance Plan - ACD Environmental PERSC19831
Arboricultural Impact Assessment & Method Statement PERSC19831aia_ams Rev A
Archaeological Desk Based Assessment L-P: Archaeology Ref: LP1944L-DBA-v1.4
Materials Schedule Rev A
Drainage Assessment Project SHF.1086.003.HY.R.001.A
Drainage Design Report V2.0
Samples and In Situ Testing/ Soil Infiltration Rate Test - Enzygo Job No. CRM.1033.019
Preliminary Ecological Appraisal - ECOSA October 2015
Phase 2 Ecological Assessment October 2015
Storm Calculations Ref: 5444.storm dated 22.12.16

Plans:

Location Plan Drawing No. A-02-001-LP Rev A
Site Layout Drawing No. A-02-014-SL Rev E
Building Heights Drawing No. A-02-011-BH Rev D
Materials Plan Drawing No. A-02-012-MP Rev D
Tenure Plan Drawing No. A-02-010-TP Rev F
Boundary Treatments Drawing No. A-02-013-BT Rev D
Street Elevation Drawing No. A-05-SE-01 Rev C
Plans & Elevations Plot 01 Drawing No. 1222-PL-02 Rev A
Plans & Elevations Plots 02, 03 Drawing No. 872-PL-01
Plans & Elevations Plots 04, 05 Drawing No. 638-PL-01 Rev A
Plans & Elevations Plots 06, 07, 18, 19, 20 Drawing No. 761-PL-01 Rev A
Plans & Elevations Plots 08, 21, 22 Drawing No. 761-PL-02
Plans & Elevations Plots 09 Drawing No. 761-PL-03
Plans & Elevations Plots 10, 11 Drawing No. 932-PL-01
Plans & Elevations Plots 12, 16 Drawing No. 1220-PL-01 Rev A
Plans & Elevations Plots 13 Drawing No. 548-PL-02
Plans & Elevations Plots 14, 15 Drawing No. 548-PL-01 Rev A
Plans & Elevations Plots 17 Drawing No. 1222-PL-01 Rev A
Plans & Elevations Plots 23 Drawing No. 1222-PL-03 Rev A
Plans & Elevations Plots 24 Drawing No. 969-PL-02
Plans & Elevations Plots 25 Drawing No. 969-PL-01 Rev A
Plans & Elevations Plots 26 Drawing No. 1423-PL-01 Rev A
Plans & Elevations Twin Garage Plots 23, 24 Single Garage Plots 1, 12, 16, 17, 25 Drawing No. GAR-PL-01 Rev A
Pedestrian/Cycle Link Drawing no. A-02-020-PL
Managed Areas Drawing No. A-02-015-MA Rev B
Boundary Treatment Elevations Drawing No. A-05-BT-01

Engineering Layout Drawing No. 5444:01 Rev F
Detail of Acoustic Fencing Drawing No.06 J7/01043
Soft Landscape Proposals PERSC19831 11 Rev D
Existing Topo Site Water Runoff Drawing No. 471-E-010
Overland Flow Exceedance Routing Drawing No 5444:501 Rev A
Longitudinal Sections Drawing No. 5444:10 Rev A
Longitudinal Section Foul Sewer Drawing No. 5444:11
Refuse Swept Path Analysis Drawing No. J32-2565-PS-001
Fire Appliance Swept Path Analysis Drawing No. J32-2565-PS-002

Reason: - To ensure provision of a satisfactory development.