

Land Adjacent to Bunting Gardens - New Social Housing

Design and Access Statement to Accompany a
Detailed Planning Application

October 2022



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2.0 INTRODUCTION

2.1 APPLICATION SUMMARY

This design and access statement has been produced to support the planning application for three new 4 bedroom houses on land adjacent to 19 Bunting Gardens. It will describe the proposals, the extent of the development, along with the proposed layout, appearance and external landscaping.

2.2 BACKGROUND

Portsmouth City Council is probably unique among UK local authorities in owning about 30% of its social housing outside the city's boundaries. In the 1940s, the council started building houses and flats on land bought in Havant as the city recovered from the Second World War; nearly all of which are within the Leigh Park and Wecock Farm estates. The development of these areas continues today to provide affordable homes for residents of both Portsmouth and Havant.

Like many authorities within the country, there is huge demand for affordable homes in Portsmouth and demand is higher than supply. Many people are on the council's waiting list for several years before being offered accommodation. Many more aren't ever likely to be offered a property. Waiting lists show that there is a considerable need for two and three bedroom houses, and some demand for larger 4 or 5 bedroom houses.

The Wecock Farm housing office has identified a number of infill sites within the estate which could be suitable for development. The plot of land adjacent to 19 Bunting Gardens was one of these sites. A feasibility study was carried out early in 2022 which concluded that the Bunting Gardens site could be developed to provide new affordable housing.

2.3 HOUSING BRIEF

The brief received from Portsmouth City Council Housing Neighbourhood and Building Services is as follows;

- Three new general needs 4 bedroom (8 person) houses are required. They are to be constructed to Passivhaus standards, and are to be as robust and cost effective as possible.
- Floor areas should be generous and as a minimum should meet the areas set out in the Nationally Prescribed Space Standards. (ie. At least 130m² GIA for a 3 storey 4 bed 8 person house, with at least 3m² of built in storage.)

- Where possible the houses should be designed and constructed to meet Building Regulations Approved Document M4 Category 2 "Accessible and Adaptable Dwellings".
- Communal (un-allocated) parking is to be provided with the number of spaces in line with Havant Borough Council's parking policy.
- External works and planting are to be kept simple and robust while striving to provide attractive surroundings which enhance biodiversity.



Figure 1 - Aerial view of the site



Figure 2 - View looking due south across site

3.0 CONSULTATION

3.1 PRE- APPLICATION ADVICE

Detailed pre-applications were made to both Havant Borough Council and Hampshire Highways and the responses to these applications are included within the appendices.

3.2 PUBLIC CONSULTATION

Public consultation events were held on 15th and 16th June 2022 at The Acorn Community Centre. Flyers were delivered to approximately 1000 nearby residents around the site and posters also advertised the event locally. The events were attended by approximately 60 persons and there were members of the project team on hand to answer questions and concerns. A booklet summarising all responses received at the two consultation events and setting out Portsmouth City Council's commitments which have been agreed following the consultation is included in appendix 6.3.

As a result of the feedback received at these events the plans have been developed to address residents' concerns about parking. The proposed parking has been increased from the original proposed 10 spaced to 16 spaces. Refer to section 5.3 for further details.

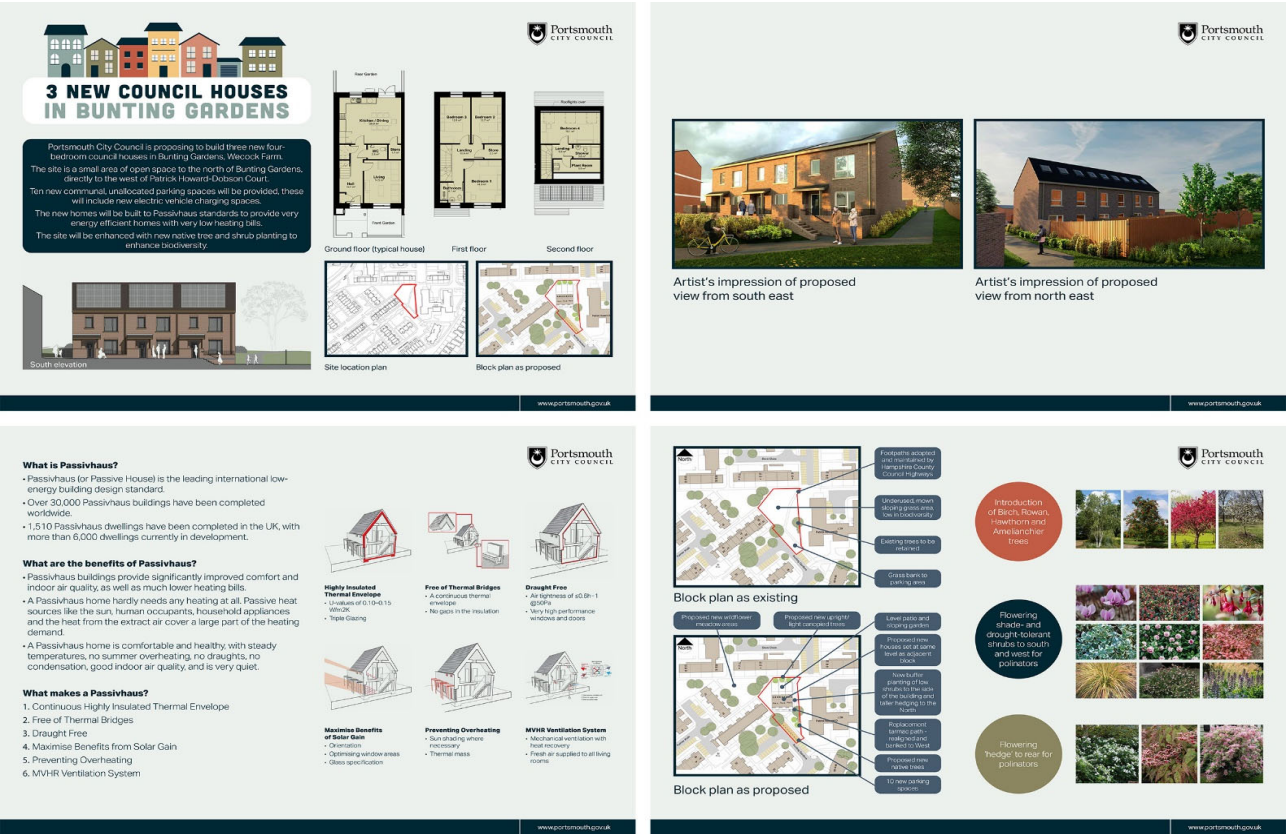


Figure 3 - Presentation boards displayed at the public consultation events



Figure 4 - Consultation events held at local community centre

4.0 SITE USE AND CONTEXT

4.1 LOCATION

4.1.1 WIDER CONTEXT

The site is located centrally within the Wecock Farm estate in the Borough of Havant. The estate sits in the north-west corner of the Borough. To the east is the A3(M) and to the north and west open farmland continues into the South Downs National Park. The south coast with Portsea and Hayling Island is to the South. The site is indicated in red within Figure 1 opposite.

4.1.2 LOCAL CONTEXT

The site is currently an area of amenity grassland within a residential area. To the North and East there are three storey terraces of housing and to the east is a large two storey retirement living facility. The site can be accessed by vehicle via Bunting Gardens which leads to an existing car park immediately to the south of the site.

The existing site is considered to be of low ecological value, consisting largely of amenity grassland which is subject to ongoing continual maintenance mowing.

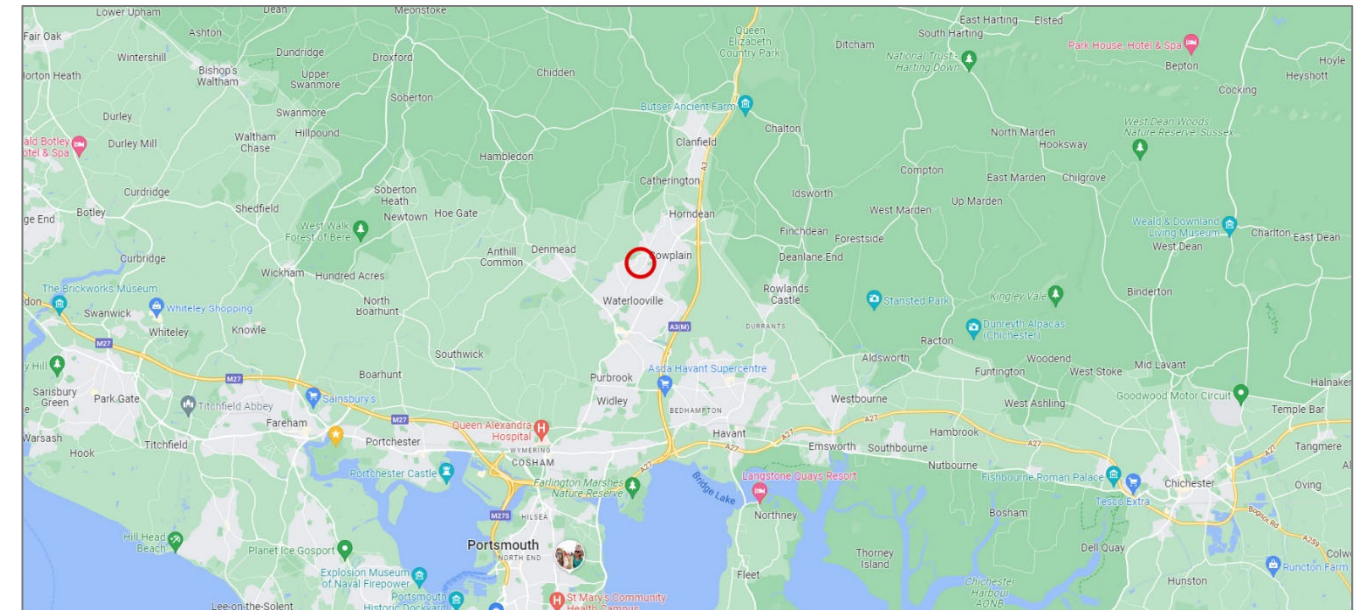


Figure 5 - Location plan with site indicated by red circle. Image from Map Data © 2022 Google



Figure 6 - Aerial view of the site. Image from Map Data © 2022 Google

4.2 TOPOGRAPHY

The site has a significant slope running north-south with a change in level of approximately 2m from front to back. It is an open site bordered with public footpaths to South, West and North. There is also a public footpath that runs diagonally across the site.

4.3 DRAINAGE

Public storm and foul drainage systems are located close to the site and it is proposed that foul and storm water will be discharged via new connections to these existing sewers. A specialist drainage consultant has been employed to prepare a drainage strategy report which will be submitted as part of the application.

4.4 GROUND CONDITIONS

A specialist contractor has been appointed to carry out site investigation for the site. The Stage 1 desktop and Stage 2 ground investigation report will be submitted as part of this application. The results of which indicate that reinforced concrete strip foundations would provide an appropriate foundation for the building.

4.5 CONTAMINATED GROUND

As part of the intrusive site investigation carried out samples were analysed for contaminants that could pose a risk to construction workers, future site users and adjacent site users.

Asbestos (ACM) was identified as a fragment within one of the ground samples. Amosite and Chrysotile fibres were identified within the fragment. The quantification for bulk fibres was 18.249%w/w which is above the acceptable limit for human health of < 0.001% w/w. It was therefore recommended that either further sampling is commissioned or a watching brief established during construction to monitor the possible asbestos contamination.

4.6 HIGHWAYS

Highways Development Planning at Hampshire County Council have advised that the whole of the existing site is currently designated as highway land. Although their consultant development planner has stated that he was surprised to see that the green spaces are highway land, as the land does not appear to serve any practical highway function. We therefore propose to submit a separate application under S247 of the Town and Country Planning Act 1990 to arrange for the site of the proposed houses and gardens to be stopped up and the highway rights extinguished.

The existing footpath that runs diagonally across the site will need to be diverted. HCC have confirmed that they have no concerns with the realignment of this footpath, however this may require a minor S278 Agreement.



Figure 7 - Copy of HCC records showing highways extents.



Figure 8 - View looking due North towards site. Image from Image capture Apr 2022 © 2022 Google

4.7 PARKING SURVEY

A number of local residents have raised concerns about a lack of parking in the area, and about the impact that the proposed development might have on parking. A parking survey has therefore been carried. The survey was carried out in accordance with the Lambeth Parking Survey Methodology, and covered an area extending approximately 80m to the north of the proposed houses to include the car park at the eastern end of Dove Close, and approximately 100m to the south to include the whole of the eastern side of Bunting Gardens. This equates to an area within approx 1 minute walk of the front doors of the proposed houses.

The parking survey identified a total of 66 available parking spaces within the area surveyed (28 on the Dove Close Car Park and 38 on the eastern part of Bunting Gardens). The parking survey has shown that the parking stress in the eastern side of Bunting Gardens is 100%, but that the car park on the north side of the site accessed from Dove close has a parking stress of only 21% (ie 22 free parking spaces)

The parking survey has also identified an issue with parked vehicles parking on turning heads on Bunting Gardens. The obstruction of turning heads is a concern as this could impact on access by emergency vehicles.

4.8 SITE HISTORY

The following historic Ordnance Survey maps illustrate the change in use of the land in the vicinity of the site over time. The red outline indicates the site boundary.

Historically, the site has typically comprised empty fields and farmland up until the 1970s. With Wecock Farmstead situated to the north-east.

In the 1949-1971 map you can see the start of development to the north-east and south-east of the site as villages had expanded into the countryside.

In the 1970s a large area of land was purchased by Portsmouth City Council for the construction of a new housing estate to house residents of Portsmouth, whilst the city recovered from the devastation following the second world war.



Figure 9 - 1885-1900 Site plan



Figure 10 - 1892 - 1914 Site plan



Figure 11 - 1945 - 1965 Site plan



Figure 12 - 1949 - 1971 Site plan

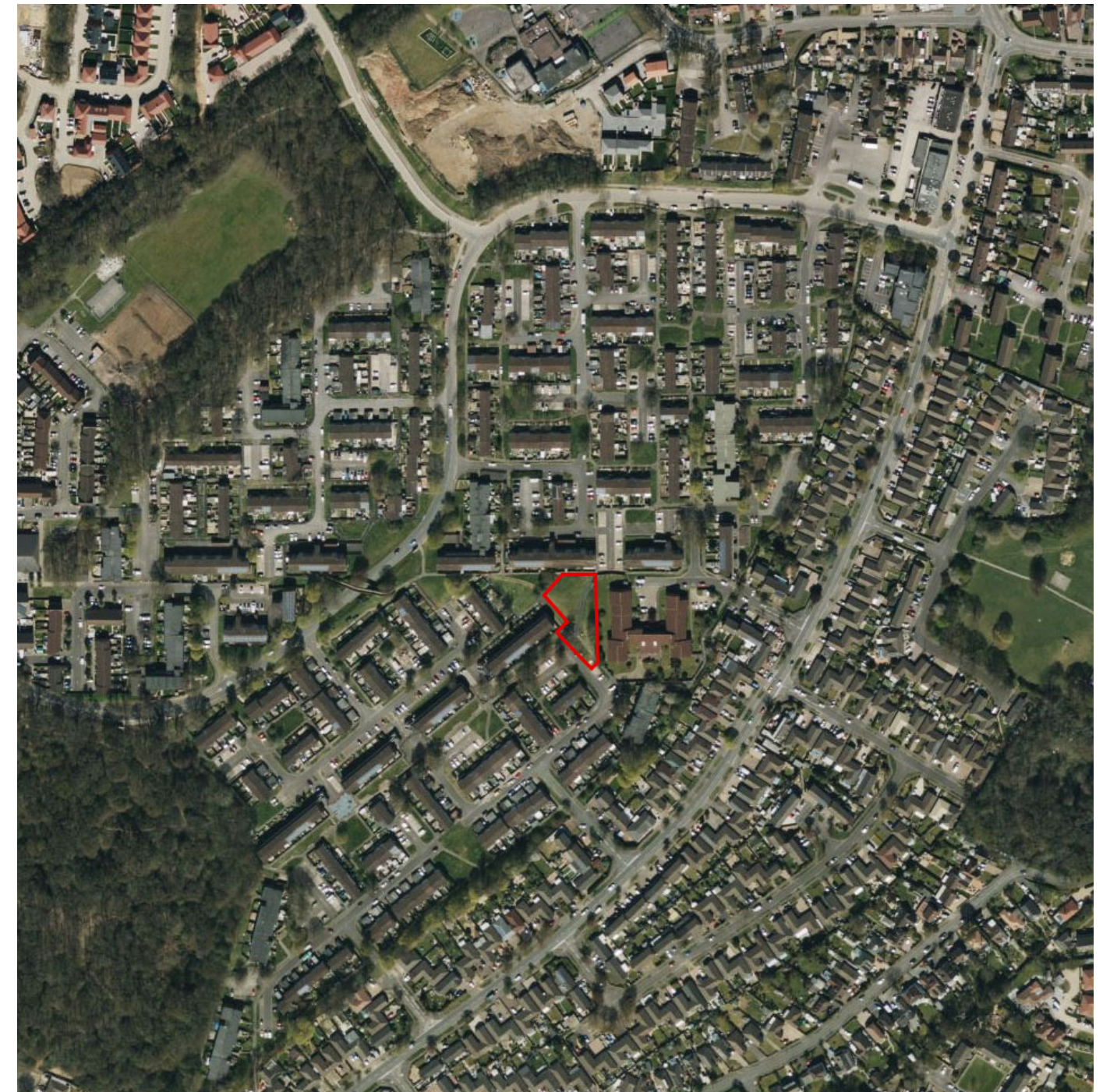


Figure 13 - Current Aerial view

4.9 BURIED ORDINANCE

As part of the site investigation works carried out on the site, a UXO desktop study was completed which concluded that there was a medium potential for wartime bombs to be present.

4.10 FLOOD RISK

Included opposite is an extract of the environment Agency Flood Risk Map. The site is in flood zone 1 which means it has a low chance of flooding from river/seas. A full copy of the flood risk data obtained from the Environment agency is included within the appendices. Given the above and since the proposed development site is less than 1 ha a flood risk assessment should not be required.

4.11 EXISTING HABITAT

Consultation of the government's multi agency geographic information for the countryside (MAGIC) website shows that the site is within a Nitrate Vulnerable zone and is designated as an area of scrub ground within a general designation of built-up area and gardens. The plan does not indicate any areas of concern in the vicinity of our site.

Through the pre-application process the councils ecologist provided the following statement:

"The application site appears to comprise an area of amenity-type grassland within a densely-developed location. I would not therefore expect the site to be of particular ecological value. The proposed development is an opportunity to provide biodiversity net gain. In this context I would suggest that any new landscaping should seek to provide areas of ecological plantings using appropriate native species. Examples may include native tree and shrub species, native herbaceous species and flowering lawn seed mixes. I would also suggest that the new buildings should incorporate features such as integral bird and bat boxes. I would expect to see details of such within any future submission."

4.12 NITRATES

In order to mitigate any impact of the discharge of nitrates, it is proposed that the development will include an avoidance and mitigation package, in line with the Council’s Nutrient Neutrality Mitigation Plan. A nutrient budget, using Natural England’s calculator and the Council’s Occupancy Calculator will be submitted as part of the application.

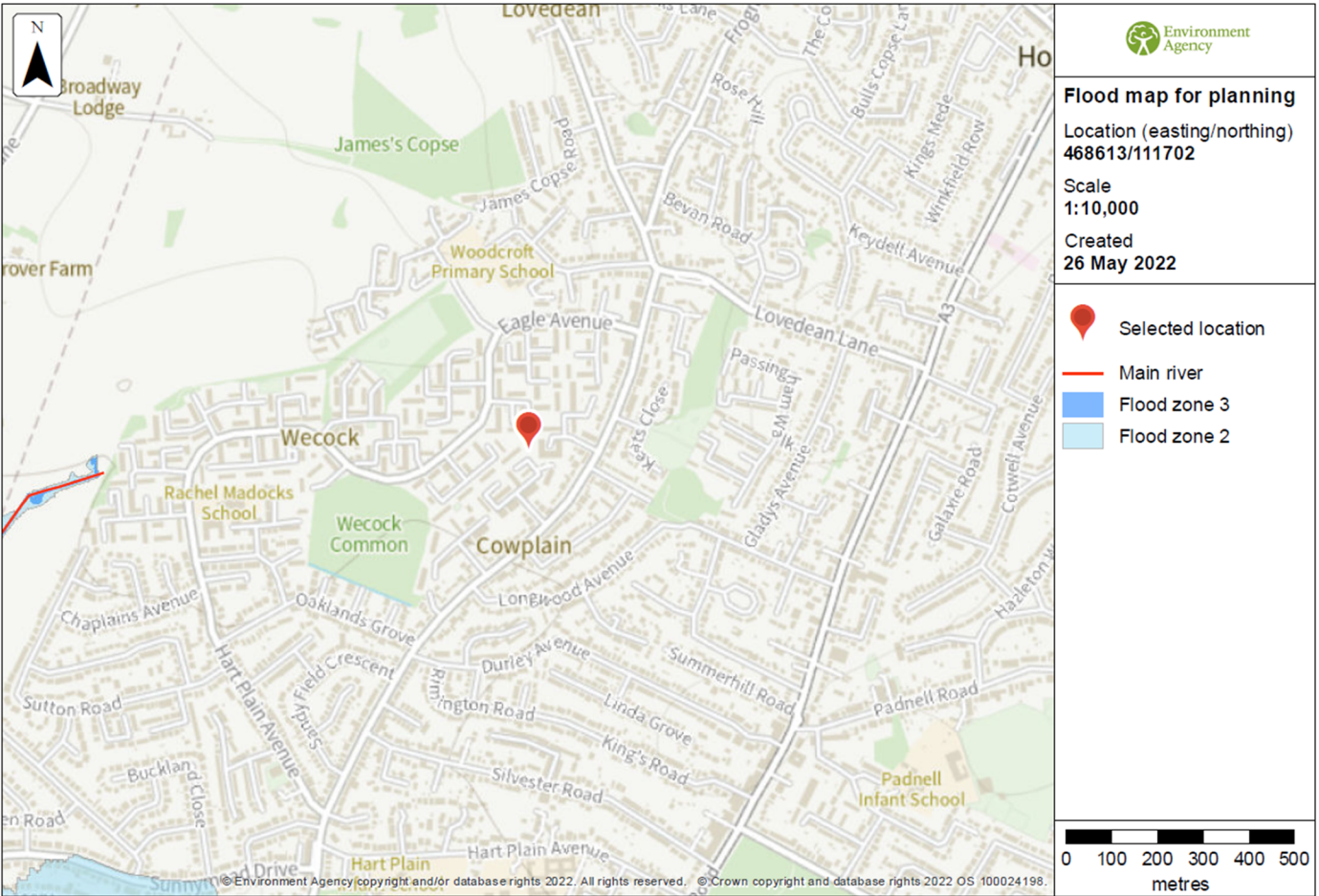


Figure 14 - Extract of Environment agency flood map

5.0 DESIGN PRINCIPLES

5.1 PROPOSED USE

The proposals involve the construction of 3 new council houses which will be part of Portsmouth City Council's Housing Revenue Account portfolio.

The proposed use falls into planning use class C3 Residential Dwellings (Houses)

5.2 NEED FOR NEW COUNCIL HOUSING

There is a huge shortage of housing in and around Portsmouth, with more than 2,000 people on Portsmouth City Council's housing waiting list. The city council has a duty to do what we can to tackle that shortage and create mixed, balanced and sustainable communities. This is why the city council has made a commitment to:

- make the best possible use of sites owned by the council,
- provide the housing that people need at prices they can afford, and
- build homes that meet people’s varied needs.

In order to meet these commitments, the area housing office team in Wecock Farm have worked to identify potential sites for housing development within their estate, understanding local context and the issues relating to each parcel of land. The proposed site at Bunting Gardens is one of the sites that the area housing office team have identified as suitable for the provision of additional housing.

5.3 AMOUNT

5.3.1 GROSS INTERNAL AREAS

The proposed dwellings have gross internal areas as follows:

Unit	Type	Gross Internal Area
A	4 bed, 8 person house	154m2
B	4 bed, 8 person house	154m2
C	4 bed, 8 person house	154m2
	Total	462m2

The proposed dwelling sizes exceed the minimum standards set out in the Department for Communities and Local Government's nationally described space standards, which call for 4 bed, 8 person houses over three storeys to have a Gross Internal Area of at least 130m2.

5.3.2 PARKING

Havant Borough Council's Parking Supplementary Planning Document (July 2016, updated 2019) gives the following expected parking standards.

	Un-allocated Parking spaces	Visitor parking spaces
Per 4 bed dwelling	2.4 per unit	20% of the total parking spaces

For three new 4 bed houses this would equate to 10 new spaces.

Initial proposals showing 10 new parking spaces were presented at the public consultation events in June 2022. A number of local residents raised concerns about parking. Residents have reported significant pressure on existing parking provision in this immediate area and they are concerned that this will increase following the construction of the 3 proposed houses. They are also concerned that the 10 proposed parking spaces would result in a loss of existing kerb-side parking. Therefore the proposals have been increased to include 16 new parking spaces.

As noted above, the parking survey identified an issue with parked vehicles obstructing the turning heads on the eastern side of Bunting Gardens. The proposed parking layout should prevent vehicles from parking in the most northerly turning head, thus ensuring that this is kept free. If the north turning head is kept free then there should not be a need to retain the other turning head, and therefore the proposals show this area extended to allow 4 parking spaces to be formed on the turning head and adjacent verge.

These parking proposals have been issued to Hampshire County Council Highways Development Planning for their comment, and their Consultant Development Planner has advised that: *"The suggested parking strategy does not raise any concerns in principle. There are unlikely to be any issues with the parking spaces within the adopted highway being 'highway 'spaces, provided that PCC are happy for the spaces to be used by any member of the public and not just the local residents."*

Secure cycle parking will be provided within garden sheds in each rear garden.

5.4 SUSTAINABILITY

It is proposed that the new houses will be designed and constructed to Passivhaus standards. This will result in very efficient comfortable homes with very low heating bills. Through the addition of Solar PV panels and battery storage systems it is hoped that the new homes will be close to net zero carbon homes.

It is noted that Havant Borough Council encourages assessment under the Home Quality Mark (HQM) ONE and/or BREEAM Communities scheme. However Portsmouth City Council hope that since Passivhaus is both a more stringent and well proved methodology for delivering low carbon homes this would be acceptable in lieu of assessment under HQM One.

5.5 SITE LAYOUT

The proposed terrace of 3 houses has been set out to ensure appropriate distances to neighbouring properties to prevent overlooking issues as shown below.

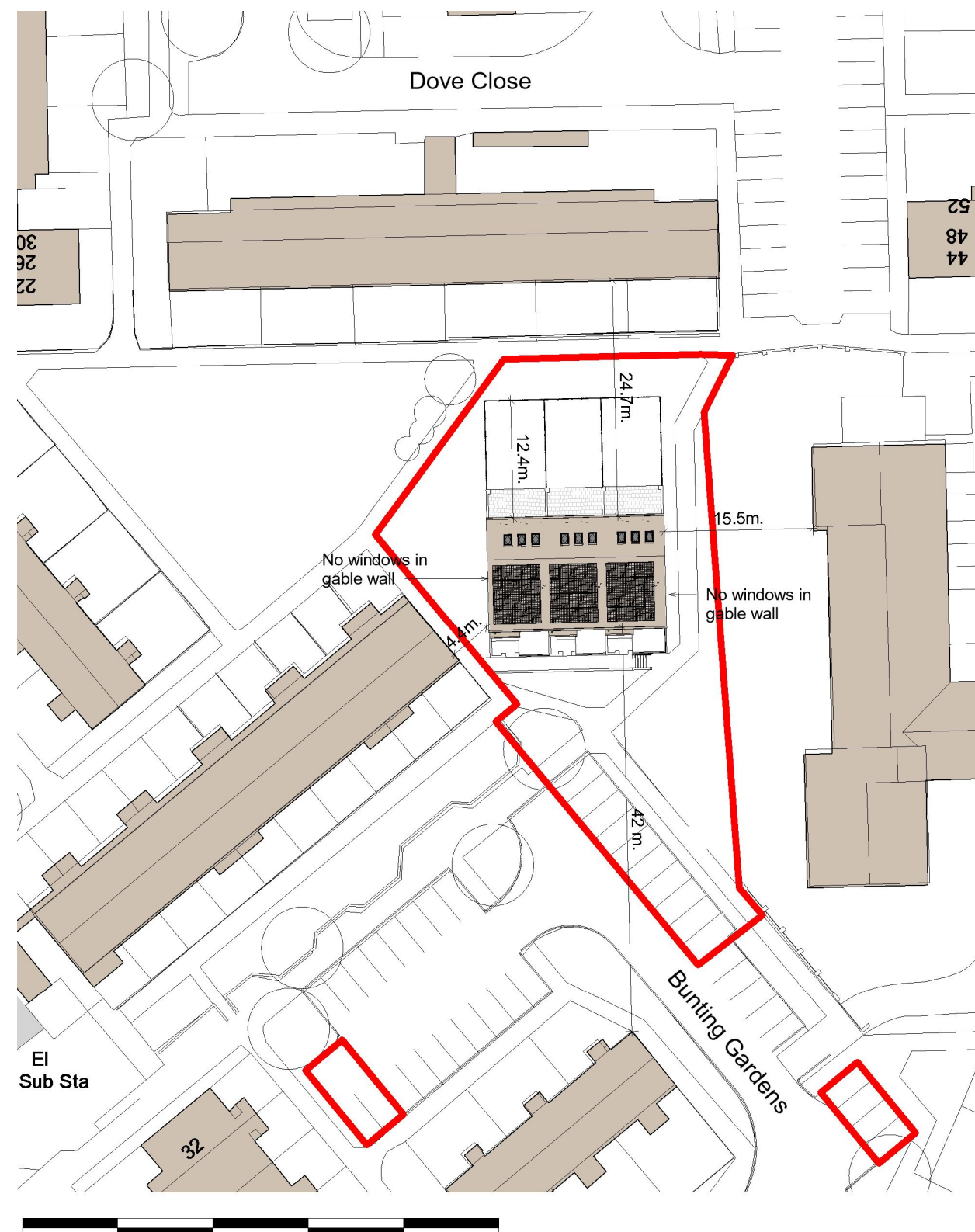


Figure 15 - Site Layout showing distance to neighbouring buildings

In order to maximise Solar PV potential on the roof, the terrace has been orientated with the main pitched roof area facing south.

The front of the new properties will be on the south elevation facing towards the parking area and Bunting Gardens.

5.6 MASSING & DESIGN DEVELOPMENT

The massing of the proposed buildings has been developed to provide a very efficient building envelope both in terms of material use and thermal performance. This simple form is akin to much of the existing 1970s housing on the Wecock Farm Estate.

The use of gable walls without any window openings is used throughout the estate and as part of these proposals to avoid issues with overlooking from adjacent blocks.

The proposed building has a low-pitched roof to the south elevation, with a pitch similar to the surrounding properties, however the pitch of the north facing roof has been increased to 40 degrees in order to provide suitable headroom within the 2nd floor bedrooms.

To provide visual interest to the front elevation, to mark the entrances and to provide shelter over the front doors, a lower pitched roof entrance canopy is proposed.

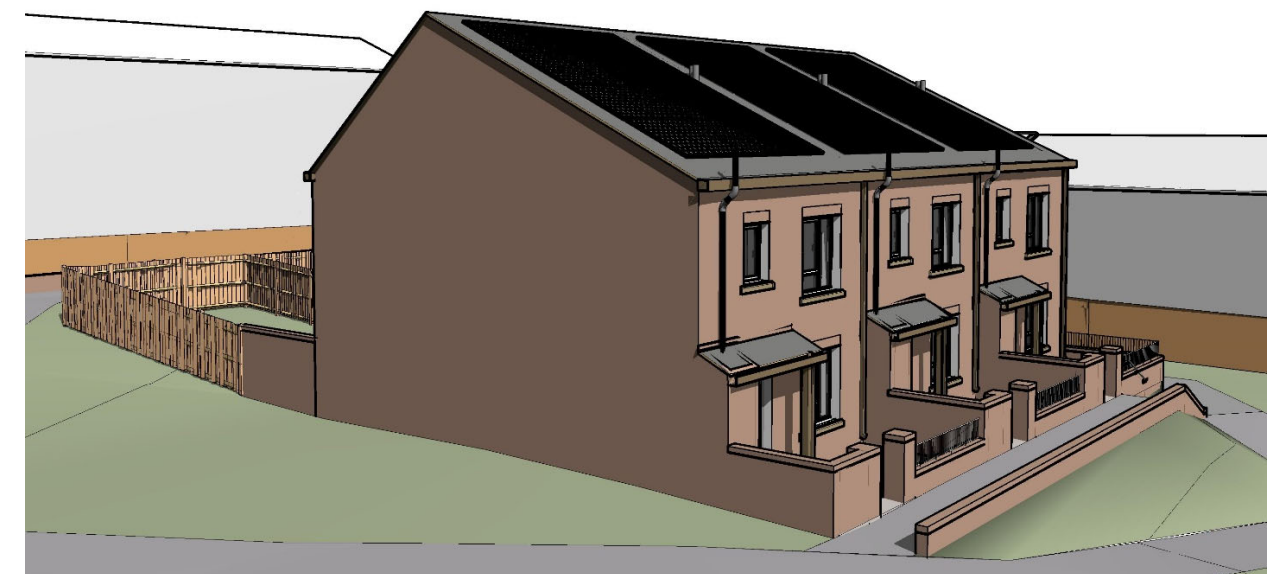


Figure 16 - Preliminary 3d Sketch

5.7 SCALE

The proposed dwellings are effectively two storey houses with an additional bedroom and shower room within the roof space. Modern space standards, and the fact that these houses have been designed to meet the Building Regulations M4(2) "Accessible and Adaptable Dwellings" has resulted in generous floor plans. The proposals also include the use of wide, highly insulated external walls and as a result the proposed houses are larger than most of the neighbouring houses but are smaller than the neighbouring blocks of three storey flats. Within the local context they are of an appropriate scale.



Figure 17 - Preliminary 3d Sketch Showing North Elevation and Roof Windows to Second Floor Bedrooms.

5.8 APPEARANCE

5.8.1 CONTEXT & EXISTING MATERIALS

The proposed site is located within the Wecock Farm housing estate which was developed in the 1970s. Housing is predominantly two storey terraced properties and three storey blocks of flats with pitched roofs.

Existing surrounding buildings are constructed with brick walls and concrete tiled roofs. Some existing houses also have areas of painted timber (or replacement uPVC) cladding at first floor level.



Figure 18 - Photo of proposed site and neighbouring properties (looking south)

5.8.2 PROPOSED MATERIALS

To provide a high-quality appearance and to reduce the need for ongoing maintenance, a simple palette of traditional materials is proposed. These will be selected to sit alongside the existing housing stock, and will include facing brickwork, cast stone cills, concrete roof tiles, composite aluminium clad triple glazed windows and powder coated aluminium rainwater goods as follows:

Bricks - Ibstock Coleridge Yellow Multi

Cast Cills: Forticrete Cast Stone, Portland

Roof Tiles - Marley Duo Edgemere, Smooth Brown

Windows - Aluminium clad composite frames, Powder coated light grey RAL 7040

Front Doors - Composite doors and frames, colour dark grey RAL 7016

Rainwater Goods - Aluminium box gutters and down pipes, Powder coated RAL 7040

5.9 ACCESS

5.9.1 ACCESS TO THE SITE

Pedestrian access to the site is by way of a network of existing footpaths. These will be retained around the site, and the one footpath that crosses the site will be re-routed to the east of the proposed terrace.

Vehicular access to the site is by way of the existing road network, with new communal (unallocated) parking being proposed to three existing grass verge areas at the end of Bunting Gardens.

The closest of the proposed parking spaces are approximately 12m from the front doors of the new houses.

5.9.2 ACCESS TO THE BUILDING

Access from the parking area to the front door of the new houses will be via new footpaths extending the existing footpaths. Due to the slope of the site, the existing footpath to the south west of the new terrace is quite steep, with a short length having a fall of approximately 1:11. The proposals therefore include two alternative routes that could be used to get from the car parking spaces to the front of the houses. The first route to the west is step free, but does use the existing 1:11 footpath. The second alternative route to the east is less steep, but in order to keep the new footpaths within permissible gradients, the design incorporates a flight of 5 steps to the south east of the new terrace. This gives pedestrians the option of using the steeply sloping existing footpaths, or a more gently sloping footpath with some steps.



Figure 19 - Computer visualisation of proposed view looking north-west



Figure 20 - Computer visualisation of proposed view looking south-west

5.9.3 ACCESS AND FACILITIES WITHIN THE BUILDING

The proposed houses have been designed as "Accessible and Adaptable Dwellings" in accordance with the Building Regulations M4(2)

5.10 LANDSCAPE

5.10.1 BOUNDARY TREATMENTS

The proposed front gardens are to be enclosed with low brick walls topped with metal railings. Large brick piers will mark the entrance to the defensible space, and higher walls will be used between properties and to enclose areas to be used for bin storage.

Rear gardens will be enclosed with 1.8m high close boarded timber fences as widely used around neighbouring properties.

5.10.2 EXISTING TREES

A tree survey of all trees on and around the proposed site was carried out in June 2022. Refer to the Appendices.

No trees need to be removed as part of these proposals, however the tree survey has identified one small Swedish whitebeam (Sorbus intermedia) which was found to have extensive basal and lower stem decay and is in such a condition that it cannot realistically be retained as a living tree. This tree is outside of the application site and so it is recommended that it be felled as part of the normal ongoing tree maintenance works.

5.10.3 PROPOSED TREES

The proposals involve the planting of 6 new trees, as shown on drawing no. 2637/5301. This includes 3No. native downy birch (Betula pubescens), 2No. cockspur hawthorn (Crataegus persimilis 'Prunifolia') and 1No. multistem Amelianchier lamarkii.

5.10.4 PROPOSED GARDENS

The proposals include both front and rear gardens to each dwelling. Rear gardens have been designed to be 12m long which is in excess of the 10m called for in Havant Borough Council's SPD's.

5.10.5 PROPOSED PLANTING

The proposals involve low maintenance ornamental planting in new beds to the south and east of the proposed houses. Wildflower turf will be laid to the west of the proposed houses, and spring flowering bulbs will be planted around the new trees to the north and south east. The propose plants have been carefully selected to provide year-round flowering and enhance biodiversity. Refer to drawing no. 2637/5301 for further details.



Rosa 'Flower Amber Carpet' Pachysandra 'Silver edge' Hydrangea petiolaris,
Figure 21 - Proposed Planting

6.0 APPENDICES

6.1 PRE-APPLICATION RESPONSE - HAVANT BOROUGH COUNCIL



Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX
T 023 9247 4174
F 023 9249 8031
www.havant.gov.uk

Mr Chris Greed
Portsmouth City Council
Civic Offices
Guildhall Square
Portsmouth
PO1 2AU

Our Ref: GEN/22/00108
Direct Line: (023) 01730 234223
Ask For: Ms L Wells
Email: planning.development@havant.gov.uk

08 March 2022

Site Location: Land adj 19 Bunting Gardens, Waterlooville, PO8 9UN
Re: Proposals for 3 new council houses.

Dear Mr Greed

I am writing to you in regard to your enquiry in relation to the above address. Please find my full response below. Please accept my apologies for the delay in replying.

The following headings are the main planning considerations relating to this proposal.

1. Planning policy
2. Principle of development
3. Impact on the character and appearance of the area
4. Impact on residential amenity
5. Impact on trees
6. Ecological impacts
7. Highways & Parking/Cycle Matters
8. Drainage
9. Developer Contributions/CIL

1. Planning policy

The Development Plan consists of:

Havant Borough Local Plan (Core Strategy) (2011), the Havant Borough Local Plan (Allocations Plan) (2014), both of which cover the period until 2026. The development plan also includes the Hampshire Minerals and Waste Plan (2013) and the Emsworth Neighbourhood Plan (2021). These plans continue to form the basis for determining planning applications in the Borough.

As to the Submission Havant Borough Local Plan 2036, this may be withdrawn by Full Council on 16 March 2022, following the Inspectors' Interim Findings on Stage 1 Hearings on strategic matters. At Full Council members will also be requested to approve, amongst other matters, the Housing Delivery Position Statement. The Position Statement, which is reflective of the advice in the National Planning Policy Framework (NPPF) emphasises the need for quality development, with proposals including, where relevant, electric vehicle charging infrastructure, private off street parking, Sustainable Drainage Systems to an adoptable standard and achieving a reduction in CO2 emissions of at 19% of the Dwelling Emission Rate compared to the Target Emission Rate of Part L of the Building Regulations amongst other matters. Policy CS16 in the adopted Local Plan, also requires quality development.

A link to the Position Statement may be found via the following link:

<https://havant.moderngov.co.uk/ieListDocuments.aspx?CId=126&MId=11316&Ver=4>

2. Principle of development:

With regard to the principle of development the site is located in the urban area where new residential development is considered acceptable in principle under policies CS17 of the Havant Borough Local Plan (Core Strategy) 2011 and AL2 of the Havant Borough Local Plan (Allocations) 2014.

The proposal is for a terrace of 3 new 4-bedroom houses on land to the north of Bunting Gardens in Wecock Farm, which is being considered for council housing.

The site is currently open space, largely amenity grassland, between two-storey houses and three storey blocks of flats to the north south and west and a two-storey care home to the east.

Pedestrian access to the site is by way of a network of existing footpaths, one of which would have to be re-routed to the east of the proposal. Part of the site falls within adopted highway land.

3. Impact on the character and appearance of the area

The proposal would result in the loss of an area of public open space, which adds to the character and appearance of the area, which is a local amenity for residential. If an application was submitted, the loss of such an area, would be balanced against the need for housing, for which there is a shortfall within Havant Borough, which would provide much needed social housing.

From the Preliminary 3d Sketch provided the design is similar to development in the locality, with an asymmetrical roof to provide suitable headroom for an additional bedroom and shower room within the roof space. Rooflights are proposed in the northern roof. The houses would be designed to meet the Building Regulations M4(2) "Accessible and Adaptable Dwellings".

Traditional building materials are proposed, to be reflective of development in the locality.

Whilst there would be a loss of public open space, from the details provided the proposal would be of an appropriate scale, in keeping with the character and appearance of the area.

4. Impact on residential amenity

Existing residents

New developments should not result in the loss of light to existing buildings, or materially impact on the privacy of existing residents. It is noted in the Preliminary 3d Sketch, that side windows are not proposed in the gable walls, which would help protect the amenity of existing residents to the south west and east.

There would be a 25m separation distance between the three storey development to the north and the proposal which would slightly exceed that required by Havant's Design Guide SPD (ie 24m). The separation distance to the east would exceed the 10m required in the Havant's Design Guide SPD. As to the separation distance to the south east this is not annotated on the Site Layout Plan, with part of the proposal in close proximity to the flats. However, it is noted that neither the flats or the proposal have windows in their gable ends. The relationship with the development to the south west would be fully assessed, following a site visit, if an application is forthcoming.

Future residents

The proposed dwellings sizes would exceed the minimum standards set out in the Government's nationally described spaces standards, for 4 bed, 8 person houses over three storeys, with a gross internal area of 148msq.

Ten metre rear gardens are proposed which would accord with Havant's Design Guide SPD.

Means of enclosures to both the rear and front gardens would be provided to mark the occupiers' private space. On the information provided there would be no private defensible space to the sides of the development, which whilst reflective of development within the locality, may give rise to problems for future occupiers.

The intention to build the new houses to Passivhaus standards, to provide energy efficient homes and to be close to net zero carbon homes, is welcomed.

In the details provided no reference is made to electric charging points, which should be designed into the scheme, if feasible. If this is not feasible, an explanation as to why not should form part of the application.

5. Impact on trees

It is noted that the intention is to retain existing trees, unless there are sound arboricultural reasons, in which case they would be replaced.

The following are the comments of the Council's Arboricultural Officer:

"There are a couple of mature trees around the perimeter of the site that should be able to be adequately retained on site. Should an application come forward an AIA, AMS and Tree Protection Plan will need to be provided please to ensure their protection during the course of any development."

6. Ecological impacts

The following are the comments of the Council's Ecologist:

"The application site appears to comprise an area of amenity-type grassland within a densely-developed location. I would not therefore expect the site to be of particular ecological value. The proposed development is an opportunity to provide biodiversity net gain. In this context I would suggest that any new landscaping should seek to provide areas of ecological plantings using appropriate native species. Examples may include native tree and shrub species, native herbaceous species and flowering lawn seed mixes. I would also suggest that the new buildings should incorporate features such as integral bird and bat boxes. I would expect to see details of such within any future submission."

Such details should be included, in any proposal for the site.

7. Highways & Parking/Cycle Matters

It is noted that the proposal would result in the re-routing of an existing footpath.

The footpaths that crosses/surrounds the site, are not shown on the definitive footpath map. However, part of the site and footpaths are shown as adopted highway land, which if the development is to proceed would necessitate the extinguishment of highways rights, which would be outside of the planning process.

In view of this contact, (if not already made), should be made with Hampshire Highways (HH) on the highway rights aspect. HH also provide their own pre-application advice service on highway matters for planning applications for a fee.

Based on the information provided, the proposal would accord with Havant's Car Parking SPD, with 10 car parking spaces proposed within the application site. On-site cycle provision and bin storage should also be provided within the curtilages of the dwellings.

Further information may be viewed on the Council's Website:

<https://www.havant.gov.uk/supplementary-planning-documents/parking-supplementary-planning-document>

8. Drainage

The Local Planning Authority would be looking for a sustainable surface drainage solution for the development and you may wish to contact Southern Water for advice on such a solution. Details of foul water drainage should also be provided, with an application.

9. Developer Contributions & Community Infrastructure Levy (CIL)

The development may be liable and potentially chargeable for the CIL.

Further details can be viewed on the Council's Website:

<https://www.havant.gov.uk/community-infrastructure-levy>

The development would require contributions to the Solent Recreation Mitigation Strategy, further details can be viewed here:

<https://www.havant.gov.uk/unilateral-undertaking-solent-recreation-mitigation-strategy>

Residential development must demonstrate nutrient neutrality and further details can be viewed here:

<https://www.havant.gov.uk/nitrogen> and;
<https://www.havant.gov.uk/nitrogen-developers>

The second address includes 'New Application process note', European site avoidance and mitigation checklist (to be completed with a planning application) and 'Nitrogen budget calculator' (to be completed with a planning application).

Conclusion

To conclude, the site is within the settlement policy boundary where there is a presumption in favour of sustainable development. The preliminary scheme would appear to be reflective of surrounding development and of an appropriate scale for the locality. The preliminary scheme provides sustainable elements with adequate parking proposed, albeit no electrical charging points are included, which if feasible should be explored.

The separation distances with existing residential properties would appear appropriate, with the possible exception of development to the south west, which would be fully assessed, if an application is forthcoming.

Details as to trees, ecology, drainage (foul and surface), landscaping and developer contributions would need to form part of any application submitted.

The extinguishment of highway rights on part of the site, would need to be explored with the Highway Authority.

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

This advice also only relates to planning matters and does not relate to any other application that may be required under Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 02392 446571

Yours sincerely

Ms L Wells
Principal Planner
Our Ref: GEN/22/00108

6.2 PRE-APPLICATION RESPONSE - HAMPSHIRE HIGHWAYS

John Parslow
Portsmouth City Council
(sent by email)

Enquiries to	Jonny Elliott	My reference	6/3/13/335
Direct Line		Your reference	
Date	10 August 2022	Email	HavantDC@hants.gov.uk

Pre-Application Enquiry for Residential Development and Parking Provision on Land at Bunting Gardens, Waterlooville

Dear Sir,

I refer to your pre-application enquiry dated 22 June 2022 and would offer the following advice.

The proposals consist of the erection of three 4 bed dwellings on land to the north of Bunting Gardens along with the provision of 10 new parking spaces.

Proposed Dwellings

The proposed dwellings would be situated on land which is open space grassland and public highway. The highway extents are show in the following map extract:



The dwellings could not be built on the highway; therefore, the land would need to be stopped up and the highway rights extinguished. This could be done under either S247 of the Town and Country Planning Act 1990 or Sections 116 and 118 of the Highways Act 1980. The procedure can be time consuming and would not be without risks and there is no guarantee that it would be successful. Furthermore, there would be financial implications if statutory undertakers' apparatus required relocation. If the highway were to be stopped up, the control of the surface would revert to the subsoil title holder. It is recommended that a copy of the highway's extents plan is obtained as well as the location of statutory undertakers' apparatus, and legal advice should sought regarding most appropriate way forward. We would be happy to provide further advice on this issue if required.

There are no concerns with the realignment of the footpath to the east in principle. However, this would constitute works within the highway and may require a minor S278 Agreement and a subsequent S278 approval will be required prior to implementation. Details of the S278 process can be found via the following link:

<https://www.hants.gov.uk/transport/developers/constructionstandards>

If any part of the footpath realignment is outside of the adopted highway, it would either need a deed of highway dedication or secured as part of a S38 Agreement.

There are no concerns with the location of the proposed dwellings in terms of fire tender or bin carry distance.

Any retaining walls which are required would be checked by the HCC structures team in detail at the planning application stage.

Parking Provision

A total of 10 communal parking spaces are proposed. The unallocated nature of the spaces would ensure that they are used in an efficient manner and is in keeping with the layout of the other parking bays in the vicinity. The proposed level parking provision would allow for 3 spaces per dwelling plus 1 visitor space. Taking the location of the site into account alongside the type of dwellings which are proposed as well as the unallocated nature, the level of parking is considered to accord with the Havant Borough Council parking standards SPD.

During the site visit (Wednesday 20 July @ approximately 11:00hrs.) two vehicles were observed to be parked in the end of the turning head adjacent to 19 Bunting Gardens. It is assumed this is a regular occurrence as on-street parking in this area can also be seen on the current Google Street View images. The introduction of the proposed parking bays would remove parking in this area, which is a benefit as it should ensure that the turning head is not obstructed by parked cars. However, the presence of parked cars in the turning head suggests that there is insufficient off-street parking capacity to cope with existing demand. Consideration should therefore be given to undertaking a parking survey to determine existing parking demand, how the introduction of the 10 spaces will impact on existing on-street parking, and potentially providing additional spaces to cope with existing demand.

The provision of the parking bays would also require the relocation of the existing lighting column. This would be done via a minor S278 Agreement and a subsequent S278 approval will be required prior to implementation.

The proposed parking bays would be located on land which is currently highway verge. Parking spaces located within the highway can be used by any member of the public, therefore HCC and Portsmouth City Council would need to decide whether it is appropriate for the spaces to be located within the public highway, or if the highway needs to be stopped up. If the highway were to be stopped up the land ownership would revert to the subsoil titleholder. This may also have implications for maintenance as HCC would not wish to see an 'island' of parking bays surrounded by the highway. It is recommended that the proposed parking strategy is agreed with HCC prior to the submission of a formal planning application.

The parking bays would need to include drainage provision, to ensure that surface water does not discharge onto the highway.

Adequate secure cycle parking provision should be provided for each of the dwellings.

Recommendation

Specific points have been raised above regarding the information that has been submitted. I trust that this is of assistance however please feel free to contact us if you have any queries.

Jonny Elliott
Highways Development Planning

6.3 PUBLIC CONSULTATION BOOKLET



THANK YOU

FOR YOUR FEEDBACK AND OPINIONS

**NEW FAMILY HOMES AND
LANDSCAPING IN BUNTING GARDENS**

THANK YOU

Thank you to all the local people who gave us their feedback and opinions on the plans to build new family homes and improve landscaping in Bunting Gardens.

We know that development work will affect local people so we wanted to ask as many of you as possible for your thoughts because we want to include your views, feedback and opinions in the design and building process where possible.

In this booklet you'll find out:

1. HOW WE LISTENED TO LOCAL PEOPLE.

**2. WHAT LOCAL PEOPLE TOLD US WERE
THE MOST IMPORTANT THINGS TO THEM.**

**3. THE KEY THEMES WE'VE TAKEN FROM OUR
CONVERSATIONS WITH THE COMMUNITY
WHICH WE'RE GOING TO USE TO HELP US
AS WE MOVE FORWARD WITH THE PLANS.**

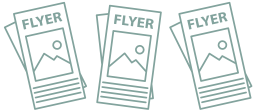
**If you have any questions about any of this,
please email Kat Bement:**

✉ katherine.bement@portsmouthcc.gov.uk



HOW WE REACHED OUT TO YOU


WE POSTED ON
SOCIAL MEDIA
ADVERTISING
TWO PUBLIC
OPEN DROP-IN
SESSIONS

WE SENT
1,000 FLIERS
TO THE
CLOSEST 1,000
ADDRESSES



WE PUT UP
300 POSTERS
IN THE AREA
INCLUDING
SOME LOCAL
BUSINESSES

HOW WE LISTENED

**PUBLIC OPEN
DROP-IN SESSION** **AM**
AT THE ACORN CENTRE,
P08 9UX
WEDNESDAY 15 JUNE,
7.30AM TO 9.30AM

**PUBLIC OPEN
DROP-IN SESSION** **PM**
AT THE ACORN CENTRE,
P08 9UX
THURSDAY 16 JUNE,
5PM TO 7PM

 **EMAIL**
EMAIL OPTION
AVAILABLE

 **TELEPHONE**
TELEPHONE OPTION
AVAILABLE

At the sessions, we displayed all current plans and available information for the development. We took down people's initial comments and opinions about the plans. We put all of these comments together in a database and created a report from that information. This report has been passed on to the designers and architects to consider as the development progresses.

FEEDBACK FROM THE SESSIONS



THINGS LOCAL PEOPLE LIKED

	NUMBER OF COMMENTS
LIKE THE PLANS	21
LIKE THE LANDSCAPING AND PLANTING	7
LIKE THE ECO DESIGN	5
SEEING PLANS PUT MIND AT EASE	4
AGREE ON NEED FOR HOUSING	4



THINGS LOCAL PEOPLE HAD CONCERNS ABOUT

	NUMBER OF COMMENTS
PARKING	34
GREEN SPACE	17
COMPLAINTS ABOUT HOUSING DEVELOPMENT IN GENERAL	12
TREES/WILDLIFE	8
ANTI-SOCIAL BEHAVIOUR	7
ROADS	7
DRAINAGE/FLOODING	6
MISC	5
BUILD SOMEWHERE ELSE	5
COMPLAINTS ABOUT BEING A TENANT	5
ENGAGEMENT	4
UNSUPPORTIVE OF THE IDEA	4
NOT BIG ENOUGH	3
NEUTRAL – FURTHER COMMENTS & QUESTIONS	3
DESIGN CONCERNS	1

BASED ON WHAT LOCAL PEOPLE HAVE TOLD US, WE WILL:

- Provide ten new parking spaces for the three new houses and ensure that this development does not result in the loss of any existing parking spaces.
- Carry out a detailed review of existing parking in the Bunting Gardens area and look at providing additional parking spaces for existing residents where possible.
- Consult with the Highways Authority, and carry out any additional work that they recommend, to ensure that the proposed development does not adversely impact on the existing road network.
- Retain all existing trees and plant additional trees on the site.
- Ensure our landscaping and planting enhances biodiversity.
- Employ a specialist drainage engineer to carry out a flood risk assessment and use sustainable urban drainage solutions to ensure that the proposed development does not result in any increased flood risk.
- Improve the outdoor lighting around the site by adding new street lighting.
- Work with other bodies, including Hampshire County Council and Havant Borough Council, to address other issues raised by local residents that are outside of Portsmouth City Council's remit.



WHAT HAPPENS NEXT?

We will take what you have told us is most important to you and we will use that information to help guide us as we move through the design and build process.

We will keep you informed throughout the project as it progresses.

If you have any questions about any of this, please email Kat Bement:
✉ katherine.bement@portsmouthcc.gov.uk



You can get this information in large print, Braille, audio or in another language by calling 07901 100537

Designed by: design@portsmouthcc.gov.uk • Published: August 2022 • Ref: 173.304

www.portsmouth.gov.uk

6.4 ENVIRONMENT AGENCY FLOOD RISK ASSESMENT DATA

Flood risk assessment data



Location of site: 468613 / 111702 (shown as easting and northing coordinates) **Document created on:** 26 May 2022
This information was previously known as a product 4.
Customer reference number: 2B1GRK18XTRG

Map showing the location that flood risk assessment data has been requested for.



How to use this information

You can use this information as part of a flood risk assessment for a planning application. To do this, you should include it in the appendix of your flood risk assessment.

We recommend that you work with a flood risk consultant to get your flood risk assessment.

Included in this document

In this document you'll find:

- how to find information about surface water and other sources of flooding
- information on the models used
- definitions for the terminology used throughout
- flood map for planning (rivers and the sea)
- modelled data
- information about strategic flood risk assessments
- information about this data
- information about flood risk activity permits
- help and advice

Information that's unavailable

This document **does not** contain:

- historic flooding
- flood defences and attributes
- climate change modelled data

We do not have historic flooding data for this location. You can contact your Lead Local Flood Authority or Internal Drainage Board to see if they have other relevant local flood information. Please note that some areas do not have an Internal Drainage Board.

We aren't able to display flood defence locations and attributes as there are no formal flood defences in the area of interest.

There is not any modelled climate change data for this location. This is because detailed modelling hasn't been carried out in this area. You will need to consider the [latest flood risk assessment climate change allowances](#) and factor in the new allowances to demonstrate the development will be safe from flooding.

Surface water and other sources of flooding

Use the [long term flood risk service](#) to find out about the risk of flooding from:

- surface water
- ordinary watercourses
- reservoirs

For information about sewer flooding, contact the relevant water company for the area.

About the models used

Model name: River Wallington Mapping, 2011 (Defended)

Scenario(s): Defended fluvial

Date: 1 January 2011

This model contains the most relevant data for your area of interest.

Terminology used

Annual exceedance probability (AEP)

This refers to the probability of a flood event occurring in any year. The probability is expressed as a percentage. For example, a large flood which is calculated to have a 1% chance of occurring in any one year, is described as 1% AEP.

Metres above ordnance datum (mAOD)

All flood levels are given in metres above ordnance datum which is defined as the mean sea level at Newlyn, Cornwall.

Flood map for planning (rivers and the sea)

Your development is in flood zone 1.

Flood zone 3 shows the area at risk of flooding for an undefended flood event with a:

- 0.5% or greater probability of occurring in any year for flooding from the sea
- 1% or greater probability of occurring in any year for fluvial (river) flooding

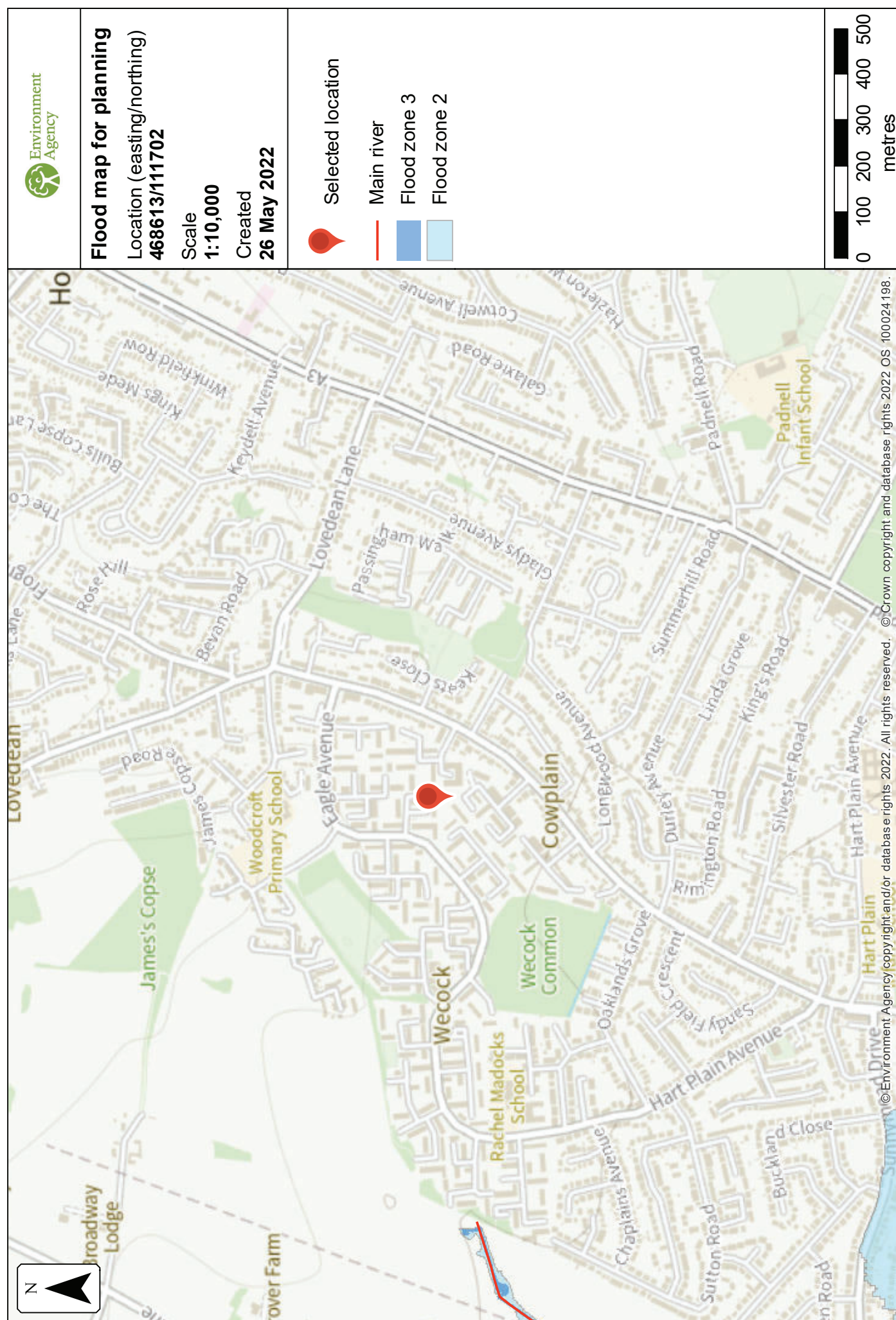
Flood zone 2 shows the area at risk of flooding for an undefended flood event with:

- between a 0.1% and 0.5% probability of occurring in any year for flooding from the sea
- between a 0.1% and 1% probability of occurring in any year for fluvial (river) flooding

It's important to remember that the flood zones on this map:

- refer to the land at risk of flooding and do not refer to individual properties
- refer to the probability of river and sea flooding, ignoring the presence of defences
- do not take into account potential impacts of climate change

This data is updated on a quarterly basis as better data becomes available.



Modelled data

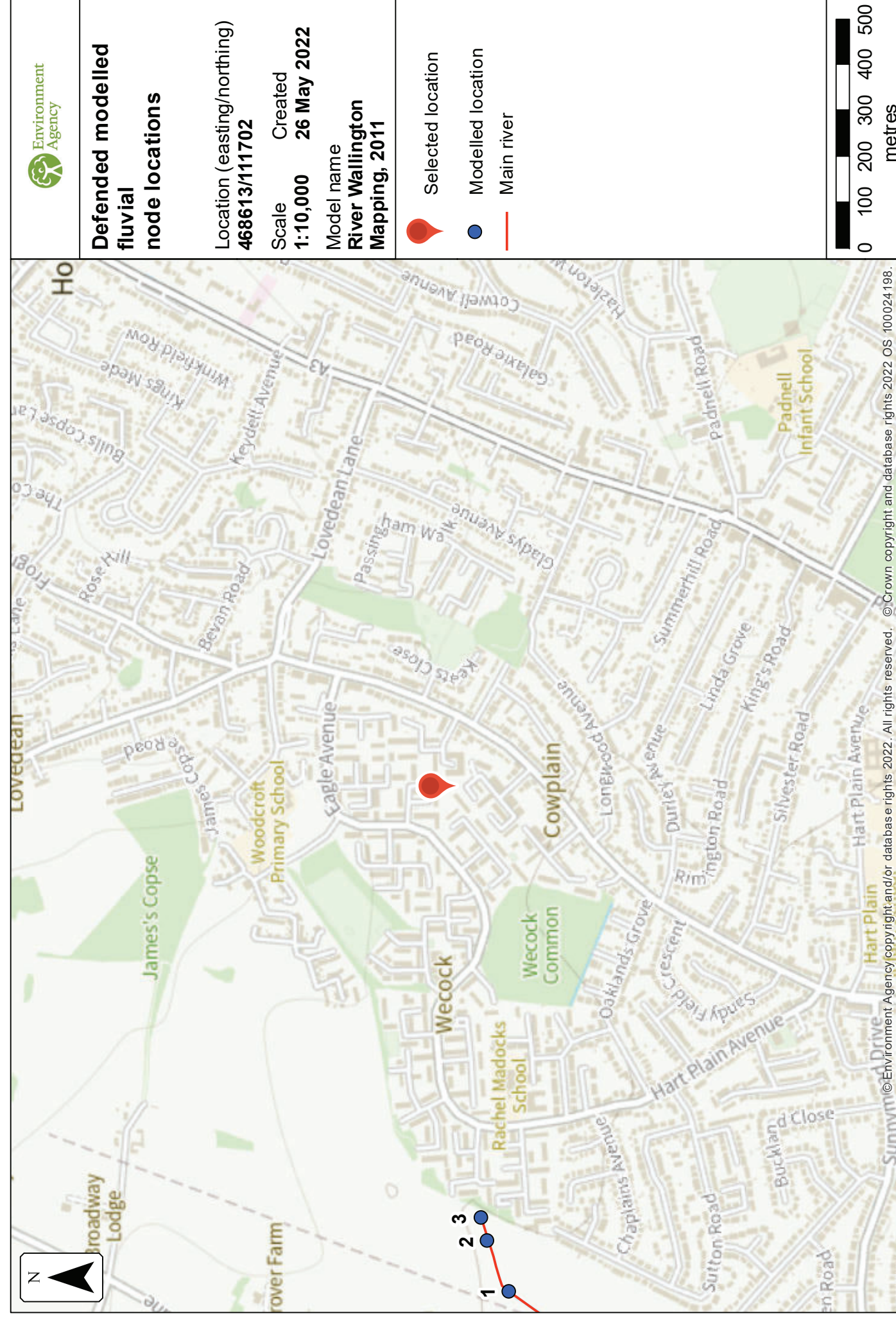
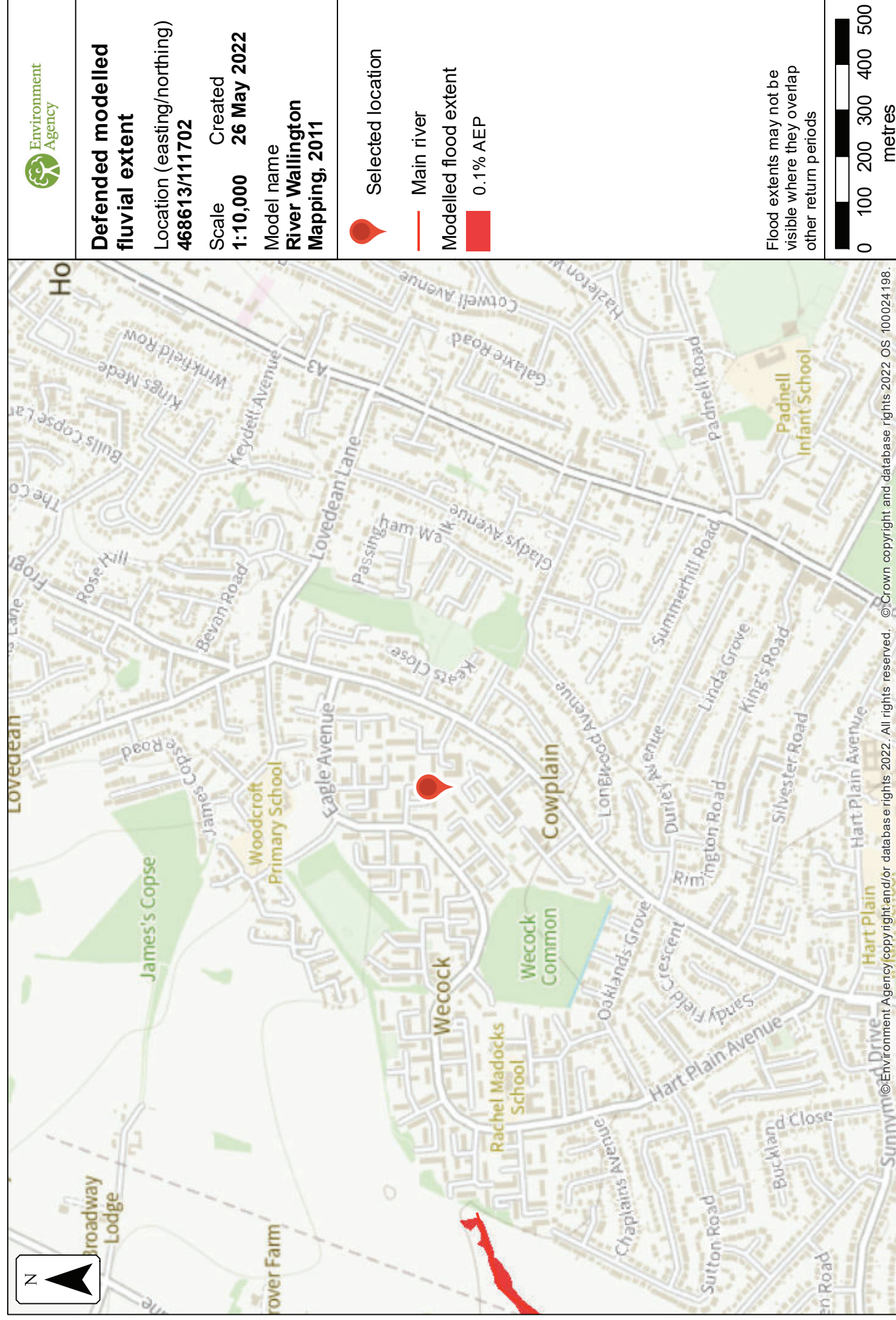
This section provides details of different scenarios we have modelled and includes the following (where available):

- outline maps showing the area at risk from flooding in different modelled scenarios
- modelled node point map(s) showing the points used to get the data to model the scenarios and table(s) providing details of the flood risk for different return periods

Modelled scenarios

The following scenarios are included:

- Defended modelled fluvial: risk of flooding from rivers where there are flood defences



Modelled node locations data

Defended

Label	Modelled location ID	Easting	Northing	5% AEP		2% AEP		1.33% AEP		1% AEP		0.5% AEP		0.1% AEP	
				Level	Flow	Level	Flow	Level	Flow	Level	Flow	Level	Flow	Level	Flow
1	330893	467508	111587	47.82	1.02	47.88	1.02	47.91	1.02	47.92	1.02			48.04	1.02
2	324310	467621	111634	6.44	9.64	6.58	9.66	6.69	9.65	6.76	9.65			7.52	9.69
3	262427	467671	111648	6.44	9.64	6.58	9.66	6.69	9.65	6.76	9.65			7.52	9.69

Data in this table comes from the River Wallington Mapping, 2011 (Defended) model. Level values are shown in mAOD, and flow values are shown in cubic metres per second. Any blank cells show where a particular scenario has not been modelled for this location.

Strategic flood risk assessments

We recommend that you check the relevant local authority's strategic flood risk assessment (SFRA) as part of your work to prepare a site specific flood risk assessment.

This should give you information about:

- the potential impacts of climate change in this catchment
- areas defined as functional floodplain
- flooding from other sources, such as surface water, ground water and reservoirs

About this data

This data has been generated by strategic scale flood models and is not intended for use at the individual property scale. If you're intending to use this data as part of a flood risk assessment, please include an appropriate modelling tolerance as part of your assessment. The Environment Agency regularly updates its modelling. We recommend that you check the data provided is the most recent, before submitting your flood risk assessment.

Flood risk activity permits

Under the Environmental Permitting (England and Wales) Regulations 2016 some developments may require an environmental permit for flood risk activities from the Environment Agency. This includes any permanent or temporary works that are in, over, under, or nearby a designated main river or flood defence structure.

[Find out more about flood risk activity permits](#)

Help and advice

Contact the Solent and South Downs Environment Agency team at ssdenquiries@environment-agency.gov.uk for:

- [more information about getting a product 5, 6, 7 or 8](#)
- general help and advice about the site you're requesting data for