

Land at Bartons Road, Havant

Development comprising 175 apartments together with associated access, parking and landscaping

PLANNING, DESIGN AND ACCESS STATEMENT, INCORPORATING AFFORDABLE HOUSING STATEMENT, EMPLOYMENT AND SKILLS PLAN AND UTILITIES ASSESSMENT

Updated September 2022

Version: 1

Version control	Name	Date
Report author:	Brett Spiller BA BTP MRTPI MCIWM	11/09/22

1. Introduction

1.1 This statement has been prepared in the spirit of the Town and Country Planning (Development Management Procedure) (England) Order 2015. It has been prepared on behalf of Fortitudo (Havant) Ltd (the applicant) and is submitted in support of a planning application for a *'Development comprising 175 apartments together with associated access, parking and landscaping'* at land at Barton's Road, Havant, PO9 5JB (the site).

1.2 This statement shows how the proposal addresses the provisions of development plan policies and relevant national and local material considerations.

1.3 The application comprises:

- Completed application forms.
- Completed ownership certificates.
- Plans and drawings prepared by ARC Architecture, as follows:
 - Site Plan Drawing No. 90303/100 Rev Q
 - Block and Location Plans Drawing No. 90303/101 Rev D
 - Block A Floor Plans (Ground) 1 of 6 Drawing No. 90303/102 Rev E
 - Block A Floor Plans (First) 2 of 6 Drawing No. 90303/103 Rev D
 - Block A Floor Plans (Second) 3 of 6 Drawing No. 90303/104 Rev D
 - Block A Floor Plans (Third) 4 of 6 Drawing No. 90303/105 Rev D
 - Block A Floor Plans (Fourth) 5 of 6 Drawing No. 90303/106 Rev D
 - Block A Floor Plans (Roof) 6 of 6 Drawing No. 90303/107 Rev B
 - Block A Elevations (Front South and Side West) 1 of 2 Drawing No. 90303/108 Rev F
 - Block A Elevations (Rear North and Side East) 2 of 2 Drawing No. 90303/109 Rev F
 - Block B Floor Plans (Ground and First floor) 1 of 3 Drawing No. 90303/110 Rev E
 - Block B Floor Plans (Second and Third floor) 2 of 3 Drawing No. 90303/111 Rev D
 - Block B Floor Plans (Fourth and Roof) 3 of 3 Drawing No. 90303/112 Rev D
 - Block B Elevations (Front South and Side West) 1 of 2 Drawing No. 90303/113 Rev E
 - Block B Elevations (Rear North and Side East) 2 of 2 Drawing No. 90303/114 Rev E
 - Site Sections & Bike Stores Drawing No. 90303/115 Rev C
 - Block C Floor Plans (Ground) 1 of 6 Drawing No. 90303/116 Rev F
 - Block C Floor Plans (First) 2 of 6 Drawing No. 90303/117 Rev E
 - Block C Floor Plans (Second) 3 of 6 Drawing No. 90303/118 Rev E
 - Block C Floor Plans (Third) 4 of 6 Drawing No. 90303/119 Rev E
 - Block C Floor Plans (Fourth) 5 of 6 Drawing No. 90303/120 Rev E
 - Block C Floor Plans (Roof) 6 of 6 Drawing No. 90303/121 Rev C
 - Block C Elevations (Front South and Side North) 1 of 2 Drawing No. 9303/122 Rev G
 - Block C Elevations (Side South and Rear North) 1 of 2 Drawing No. 9303/123 Rev E
- Plans and drawings prepared by Richard Nicholson and J Partridge Associates respectively:
 - Tree Constraints and Tree Protection Plan Drawing No. RNapc/315/TCP/TPP/1
 - Planting Plan Drawing No. PP001 Rev 004
 - Landscape Plan Drawing No. LANDP001 Rev 005

- Proposed Bartons Road Improvements Western Section General Arrangements Drawing No. 106.0019.007 Rev J
- Proposed Bartons Road Improvements Western Section Visibility Drawing No. 106.0019.008 Rev J
- Proposed Bartons Road Improvements Middle and Eastern Sections General Arrangement Drawing No. 106.0019.009 Rev B
- Proposed Bartons Road Improvements Emergency / Cycle / Pedestrian Access General Arrangement Drawing No. 106.0019.010 Rev A
- Proposed Bartons Road Improvements Site Access Tracking Refuse Vehicle Drawing No. 106.0019.100 Rev F
- Proposed Bartons Road Improvements Knightwood Avenue Tracking Refuse Vehicle and Car Drawing No. 106.0019.101 Rev F
- Proposed Bartons Road Improvements Football Club Tracking Car Drawing No. 106.0019.102 Rev F
- Proposed Bartons Road Improvements Tracking Pantechnicon Drawing No. 106.0019.103 Rev E
- Layout Assessment Dimensions Drawing No. 106.0019.300 Rev B
- Layout Assessment Tracking Drawing No. 106.0019.301 Rev B
- Layout Assessment Forward Visibility Drawing No. 106.0019.302 Rev B
- Layout Assessment Pedestrian Visibility Drawing No. 106.0019.303 Rev C

1.4 The application is accompanied by:

- Affordable housing statement (incorporated into this statement).
- Arboricultural impact assessment and method statement prepared by Richard Nicholson Arboricultural Consultants.
- Completed Community Infrastructure Levy (CIL) form.
- Drainage and foul sewage assessment prepared by Vectos.
- Employment and skills plan (incorporated into this statement).
- Flood risk assessment and flood risk assessment prepared by Vectos.
- Desk study (contamination), interpretative Site Investigation and Remedial Strategy Report prepared by Forge.
- Noise assessment, prepared by Acoustic Consultants.
- Planning obligations statement (incorporated into this statement).
- Retail sequential test, prepared by Chapman Lily Planning.
- Sustainability assessment (incorporated into this statement).
- Transport Assessment, transport note, car park note, and travel plan prepared by Paul Basham Associates.
- Utilities assessment (incorporated into this statement).
- Viability assessment prepared by Sturt & Co.

2. The application site and surrounds

- 2.1 The application site measures circa 1.66ha and forms the southeastern quadrant of the junction of Petersfield Road and Bartons Road. It was formerly occupied by Scottish and Southern Electricity (SSE) and prior to that by Travis Perkins. The site has been vacant for some time and has been cleared for redevelopment. It is allocated in the adopted Site Allocations Plan (2014) under ref. L145, which describes it as:

'A brownfield site located in a prominent location on the corner of Petersfield Road and Bartons Road. It is currently occupied by a three-storey office building and associated car parking. The former occupiers of the offices have relocated elsewhere in Havant retaining part of the site for operational reasons in the short term'.

- 2.2 The Core Strategy goes on to draw attention to the highly sustainable nature of the location, making specific reference to the *'bus routes within walking distance of the site'*, which are *'available to large centres with further shops and services'* and the fact that it is *'within walking distance of [Leigh Park] district centre with shops and services'*.
- 2.3 In addition to Leigh Park, the site is also extremely well placed to take advantage of other numerous facilities and services nearby, including Havant and Waterloo Football Club; Downley Business Park; the Front Lawn Community Hub; a skate park; pubs; a nursery; primary school; and places of worship. The sustainability of the location is well noted on page 72 of the adopted Havant Allocations Plan (2014), which notes how it is *'within walking distance of district centre with shops and services... Bus routes available to large centres with further shops and services'* and *'bus routes within walking distance of the site'*.
- 2.4 The character of the locality is urban, with the above-mentioned mixture of uses on display. Architectural styles vary, with properties to the north of Bartons Road and south of Martin Road predominantly arranged in terraces and pairs of semis. These dwellings are often set behind small areas of private curtilage, used either for planting or off-street parking. Materials tend to come in brick with concrete tiles.

- 2.5 The site itself sits in the heart of the urban area, but it nevertheless forms its own discrete land parcel with a closer visual relationship with the surrounding businesses than the dwellings to the north and south. These businesses include large office buildings, as well as the Westleigh public house. Prior to being cleared for redevelopment, the application site was occupied by a substantial, three-storey office building and associated car parking. The building was dilapidated and clearly at the end of its useful life, with the use as offices no longer required. SSE has now relocated to the south of the application site, with the new depot abutting the southern edge.



- 2.6 A well-established vehicular access to the site is from the north via Bartons Road. This provides a wide, bell-mouth opening onto the highway, with a dedicated cycle/footpath. A further access is to the south.
- 2.7 The site is located within flood zone 1 and therefore at the lowest risk of fluvial or tidal flooding. The EA flood maps also show that it is at the lowest risk of surface water flooding. There are no heritage constraints onsite or nearby that would be affected by the proposed development.

3. Relevant planning history

- 3.1 A review of online records shows a number of applications relating to SSE's former use of the site, which formed a larger area than that proposed under this application.
- 3.2 On 6th October 2016, application ref. APP/16/00940 gave approval in respect of an *'application to determine whether prior approval is required for the method of demolition and site clearance of Former SSE Building, Bartons Road, Havant'*. There is no other relevant planning history associated with the site.

4. The proposed development

- 4.1 The application seeks full planning permission for the development of *175 apartments together with associated access, parking and landscaping'*. The apartments are arranged into 3 blocks: A, B and C; each set within its own private curtilage.
- 4.2 The northern section of the site is reserved for future development.
- 4.3 The proposal have evolved, taking account of the site's opportunities and constraints and the need to comply with the site-specific requirements set out in Policy LP1 (L145) of the Site Allocations Plan (see in-depth analysis of how the proposal responds to this policy later in this statement).
- 4.4 The scheme has been carefully conceived to ensure that it responds positively to local character and makes

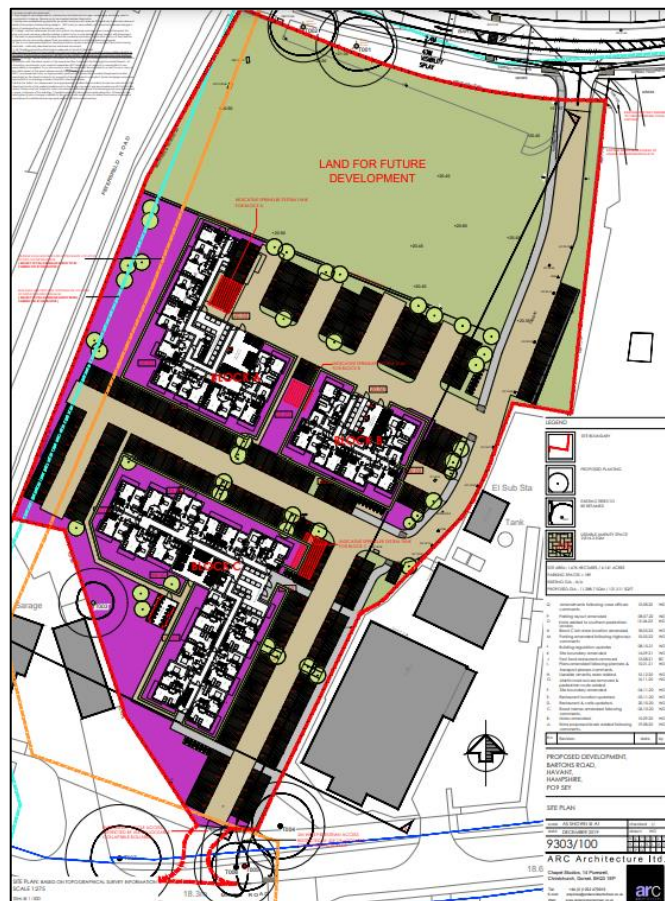


Figure 1: site plan excerpt

the optimal use of land, in line with the requirements of the NPPF. The scheme maintains a good relationship with neighbouring properties and will achieve a positive assimilation into the street scene. A site plan excerpt is provided in figure 1.

- 4.5 The residential element comprises a mix of unit sizes arranged in three blocks. 189 parking spaces are proposed to serve the apartments, as well as bin and cycle storage. As can be seen from figure 1, the new homes would be set in spacious grounds towards the south of the site, offering opportunities for additional planting and therefore biodiversity gain. The three blocks are modern in design, to lift the character of the immediate area. As can be seen from the section drawing excerpt in figure 2 below, they have been designed to provide different shapes and sizes, but employ the same design philosophy so as to appear a coherent group. Inset upper floors and inset elements on the elevations cleverly help to reduce the mass of the buildings. Meanwhile, detailing in the form of balcony treatments and the colours and textures of materials add further depth and balance to the design.



Figure 2: elevation drawing for block A excerpt (courtesy of ARC Architects)

5. Planning policy context

National Planning Policy Framework and Planning Practice Guidance

- 5.1 The National Planning Policy Framework (NPPF) sets out that the purpose of the planning system is to contribute to the achievement of sustainable development, defined as encompassing economic, social and environmental dimensions:
- An **economic** objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - A **social** objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - An **environmental** objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 5.2 Paragraph 9 confirms that *'decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area'*.
- 5.3 At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 explains that for decision-taking this means:
- *'approving development proposals that accord with the development plan without delay; or*
 - *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - *the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole'.*
- 5.4 Paragraph 38 requires councils to *'approach decisions on proposed development in a positive and creative way... and work proactively with applicants to secure development that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible'*.

- 5.5 The NPPF encourages the delivery of a wide choice of high-quality homes and widening the opportunity for home ownership and the creation of sustainable, inclusive and mixed communities (chapter 5). Paragraph 60 of the NPPF supports the Government's objective of *'significantly boosting the supply of housing'*, stating that *'it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay'*.
- 5.6 Paragraph 69 promotes the development of small and medium-sized sites, which *'can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly... giving great weight to the benefits of using suitable sites within existing settlements for homes'*.
- 5.7 Paragraph 104 supports sustainable transport. Paragraph 105 going on to state that *'significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes'*.
- 5.8 The NPPF makes clear that planning decisions should promote an effective use of land, encouraging multiple benefits, where possible. Paragraph 120(c) *'give(s) substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land'*. Paragraph 124 seeks to ensure that development takes place at appropriate densities.
- 5.9 Paragraph 126 places great importance of good design, which is a key aspect of sustainable development. Paragraph 130 sets out that decisions should ensure developments:
- *'Will function well and add to the overall quality of the area;*
 - *Are visually attractive;*
 - *Are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change;*
 - *Establish or maintain a strong sense of place;*
 - *Optimise the potential of the site; and*
 - *Create places that are safe, inclusive and accessible'*.
- 5.10 Paragraph 134 goes on to state that *'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision maker as a valid reason to object to development'*.

5.11 Planning Practice Guidance (PPG) provides further context on design principles¹, confirming that the National Design Guide² sets out the characteristics of well-designed places and demonstrates what good design means in practice. The following sections of the guide are relevant to this application:

- Context – enhances the surroundings.
- Identity – attractive and distinctive.
- Built form – a coherent pattern of development.
- Movement – accessible and easy to move around.
- Nature – enhanced and optimised.
- Public spaces – safe, social and inclusive.
- Uses – mixed and integrated.
- Homes and buildings – functional, healthy and sustainable.
- Resources – efficient and resilient.
- Lifespan – made to last.

5.12 The picture excerpt below in figure 3 illustrates how the different design principles interact.

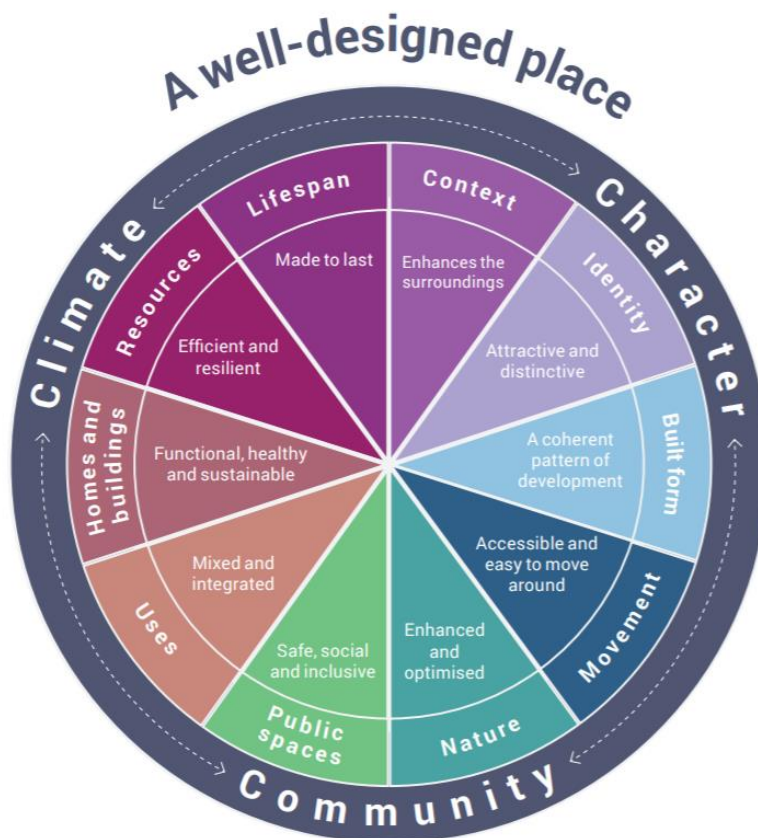


Figure 3: National Design Guide excerpt

¹ Ref ID: 26-001-20191001

² <https://www.gov.uk/government/publications/national-design-guide>

5.13 The guide confirms at paragraph 21 how:

'a well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels including:...

- **Layout:** *how routes and blocks of development are arranged and relate to one another... it defines the structure or settlement pattern; the grain; and the broad distribution of different uses and their densities or building heights.*
- **Form:** *the three-dimensional shape and modelling of buildings and the spaces they define, including size and shape; height; bulk (volume); and massing (how the bulk is shaped into a form).*
- **Scale:** *the height, width and length of a building in relation to its surroundings. It relates both to the overall size and massing of individual buildings and spaces in relation to their surroundings.*
- **Appearance:** *the aspects of a building or space within the development which determine the visual impression the building or space makes. This includes the external built form of the development, its architecture, materials, decoration, lighting, colour and texture. In the case of a space, its landscape also influences its appearance.*
- **Landscape:** *the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site, the area in which it is situated and the natural environment. It includes landform and drainage, hard landscape such as surfacing, boundary treatments, street furniture and play equipment. It also includes soft landscape in terms of trees, shrubs and other planting.*
- **Materials:** *the scale, form and appearance of a building influence what materials may be appropriate for its construction. Materials should be practical, durable, affordable and attractive.*
- **Detailing:** *the individual components and how they are put together.*

Development Plan

5.14 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this instance, the Development Plan comprises:

- Havant Borough Core Strategy (2011); and
- Havant Borough Local Plan (Allocations) (2014).

Havant Borough Core Strategy

5.15 The plan's strategic objectives include:

- Health and well being;

- Promoting Havant borough's economy;
- Regeneration and community support;
- Housing and infrastructure; and
- Caring for our borough.

5.16 The plan begins with a description of five distinct areas of the borough, one of which is Leigh Park. This sets out how the area was constructed as a post-war development to accommodate overspill from Portsmouth. It comments how *'the urban landscape is dominated by two-storey brick built terraces'* and in relation to the economy, *'there remains a significant skills gap between the skills of the local population and the jobs available'*. Leigh Park has some of the most deprived wards in England, so it is no wonder that the key opportunity identified in the plan is to deliver regeneration. The plans says that this needs to be particularly focused on social and economic issues and that addressing the skills gap is a key challenge.

5.17 Policy CS1 (Health and Wellbeing) requires sufficient open space within developments and for them to contribute effectively to opportunities for increasing cycling, including through cycle and footpath links.

5.18 Policy CS3 (Skills and Employability) seeks to raise skill levels and increase employability in the borough. This ties in well with national economic goals and the locally-identified need to tackle the skills shortage in Leigh Park.

5.19 Policy CS6 (Regeneration of the Borough) sets out a particular focus for the social, economic and/or physical regeneration of Leigh Park, with the following aspects highlighted:

- A balanced housing market;
- Supporting healthy lifestyles;
- Community safety;
- Connectivity with the rest of the borough; and
- Training and employment opportunities.

5.20 Policy CS7 (Community Support and Inclusion) sets out how the Council will grant planning permission for development that provides services for older people and other vulnerable groups. This is in relation to paragraphs 4.15 and 4.17 of the supporting text, which note how the over 60 age group is forecast to grow disproportionately in the borough.

5.21 Policy CS8 (Community Safety) looks to ensure that developments are safe and include features such as natural surveillance and maximised defensible space.

5.22 Policy CS9 (Housing) sets out the plan's ambitious targets to deliver 6,300 new dwellings over the period 2006-2026. The Council aims to achieve an average of 30-40% affordable housing on sites of 15+ dwellings, with a tenure split of 65-70% rented and 30-35% intermediate. Mixed communities should be achieved, with the mix meeting identified needs. Development should take place at a suitable density (taking into account various factors, including accessibility to public transport and facilities/services) and previously developed land should

be used. The Development Plan is now over 5-years old and the replacement Local Plan abandoned, whilst an interim strategy prevails, the housing target might reasonably be considered out of date relative to the standard method. This is recognised in the Council's Housing Delivery Action Plan 2022.

- 5.23 Policy CS14 (Efficient Use of Resources) sets out a number of technical requirements in terms of efficiency measures, though these are now largely under the remit of the Building Regulations.
- 5.24 Policy CS15 (Flood and Coastal Erosion Risk) requires all development to ensure that there is no net increase in surface water runoff and priority will be given to SuDS.
- 5.25 Policy CS16 (High Quality Design) requires a high standard of design from all development. It should draw inspiration from and reflect local context, informed by local characteristics. Links to the wider area through pedestrian and cycle routes is encouraged and streets should not be dominated by vehicular traffic. Safeguarding residential amenity is a key consideration.
- 5.26 The policy goes on to require proposals to maximise opportunities for mixed-use developments and encourage higher densities (50+dph) where appropriate. Sustainable design and construction methods should be employed and facilities for waste recycling should be provided. The policy says that space standards will be set out in the Allocations Plan, but they are not featured in that plan.
- 5.27 Policy CS17 (Concentration and Distribution of Development within the Urban Areas) reiterates the desire to concentrate development within urban areas, including Leigh Park. The priority is previously developed land, including redundant, derelict or underused land in the urban area.
- 5.28 Policy CS19 (Effective Provision of Infrastructure) seeks to ensure that development mitigates its infrastructure requirements. This is then linked to Policy CS21 (Developer Requirements), which highlights a range of infrastructure types that might apply.
- 5.29 Policy CS20 (Transport and Access Strategy) aims to make sure that development does not increase congestion and promotes better use of existing transport networks. The policy repeats the emphasis that walking and cycling should be promoted.

Havant Borough Local Plan (Allocations)

- 5.30 Policy AL1 (Presumption in Favour of Sustainable Development) echoes the NPPF's presumption in favour. It confirms how the Council will take a positive approach to development proposals by working proactively to find solutions to approve proposals wherever possible and secure development that improves the economic, social and environmental conditions in the area.

- 5.31 Section 7 of the plan specifically relates to Leigh Park and sets out at paragraph 7.02 how the net residual requirement for new homes in the area is between 561-695 dwellings and 1,300sqm of employment³ over the period 2013-2026.
- 5.32 Policy LP1 goes on to cite a number of allocations in Leigh Park, one of which is 'L145 SEE Offices Site, Bartons Road', recorded as having a 1.72ha site area and an indicative net yield of 90 dwellings. The policy states that planning permission will be granted to develop the allocated sites, provided the proposals are '*broadly consistent*' with the indicative number of dwellings and that they take into account all site-specific requirements set out in the relevant site profile. These are listed on page 72 of the plan as:
- Employment and Skills Plan to support planning application
 - Investigate ground quality conditions, as part of a planning application, and address any matters that arise
 - Utilise the existing access point onto Bartons Road
 - Ensure appropriate amenity level for occupants of proposed residential properties having regard to noise (Policy DM18)
 - Southern Water request connection to the sewerage system at the nearest point of adequate capacity
 - Appropriate easement from existing sewage/waste infrastructure
- 5.33 How the proposal responds to these requirements is set out later in this statement.
- 5.34 Policy DM17 (Contaminated Land) sets out that planning permission will be granted to develop sites where contaminated land is identified, where risks are identified and mitigated. The mitigation must reflect the end use of the development and not negatively affect human health, groundwater or the wider environment.
- 5.35 Policy DM18 (Protecting New Development from Pollution) builds on Core Strategy Policy CS16 by seeking to ensure that future users' amenity would not be subject to significant negative effects from air, noise, vibration, light, water or other pollution.
- 5.36 Policy DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development) says that residential development will be granted where it avoids or mitigates recreational impacts on SPAs. Mitigation can be through a financial contribution and/or a developer's own package of measures.

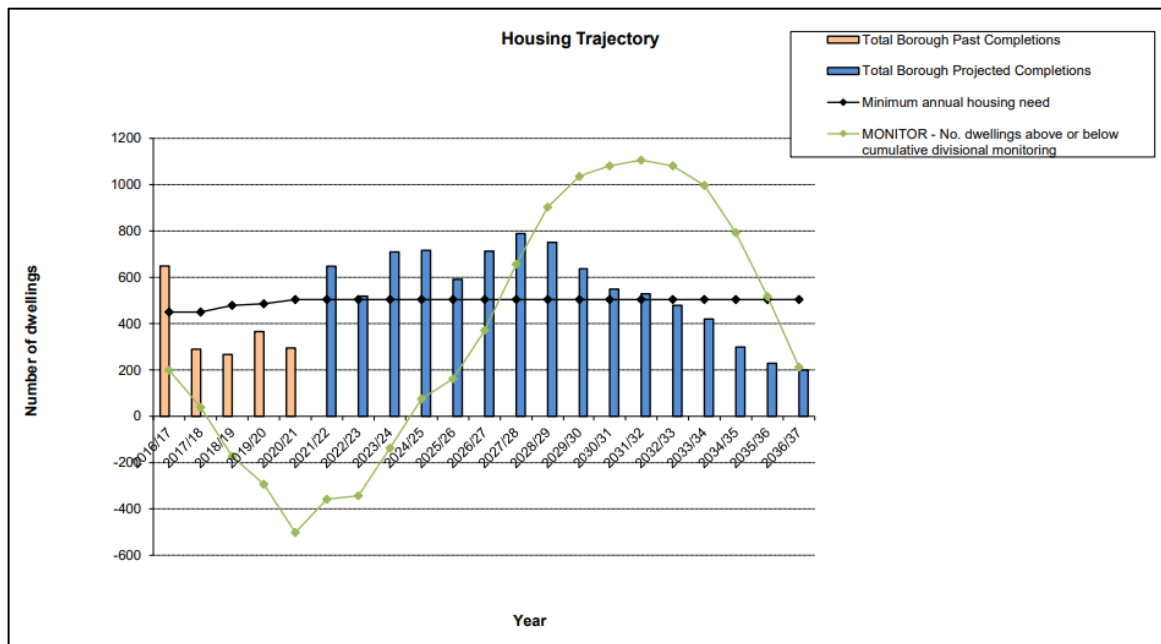
Monitoring

- 5.37 Havant Borough Council's 2021 Housing Delivery Test result was 74%, falling beneath the threshold set by Government and engaging presumption in favour of sustainable development. Furthermore the Council is unable to demonstrate a 5 year Housing Land

3

<https://www.havant.gov.uk/sites/default/files/documents/Five%20Year%20Housing%20Land%20Supply%20Update%20December%202019%200.pdf>

Supply, this is aptly demonstrated by the diagram below (which forms appendix 3 of the Council's June 2021 update).



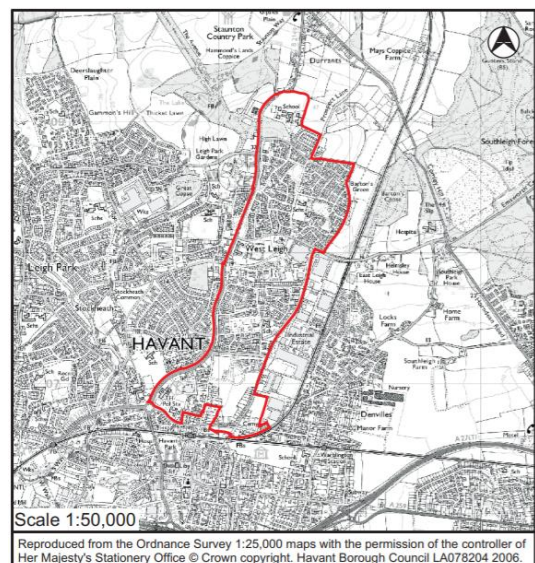
- 5.38 Unfortunately, there does not appear to be any published evidence in terms of the Council's performance against local plan targets for homes in Leigh Park (i.e. the Core Strategy indication of 1,351 homes and the Allocations Plan's residual target of 561-695 homes), which makes it impossible to gauge if the Council is on course with its targets here.

Strategic Housing Market Assessment (SHMA)

- 5.39 The Council's Specialist Housing Analysis paper discusses how the 2014 Partnership for Urban South Hampshire (PUSH) South Hampshire SHMA is the latest evidence on specific housing needs and it will therefore be a material consideration in terms of housing mixes. It is, however, eight years old and will doubtfully provide an accurate picture of up-to-date needs.

Townscape character

- 5.40 The Havant Borough Townscape, Landscape and Seascape Character Assessment (2007)⁴ identifies that the site lies within landscape character area (LCA) 17 West Leigh. A review of the key characteristics listed shows none with any bearing on the proposed development. The section on 'historic and built environment' mentions how the built form of the LCA 'comprises a number of large areas of



⁴ <https://www.havant.gov.uk/sites/default/files/documents/LCASection5Mainland15to21.pdf>

homogenous estate development, separated by major roads, with small pockets of more individual forms'. Density is recorded as mixed. A lack of trees is a specific local issue, with the 'landscape strategy' to improve tree planting. Innovative architecture to 'provide points of reference and landmark buildings' is encouraged within the large areas of homogenous estate development.

Housing SPD (2011)

- 5.41 This SPD sets out an indication of the dwelling size and mix that will be sought in respect of affordable housing, based on the Housing Quality Indicators set by the Homes and Communities Agency.

Havant Borough Design Guide SPD (2011)

- 5.42 This SPD sets out a number of specific design requirements, including separation distances depending on the height and use of the building in question. Private outdoor amenity space is required for ground-floor flats. The SPD also makes recommendations in terms of parking arrangements and street design.

Havant Borough Council Parking SPD (2016; partially updated 2019)

- 5.43 Table 4B (C3 unallocated) of the SPD sets out that 1-bed units are required to have a minimum of 0.9 parking space; and 2-beds need 1.3 spaces. An additional 20% unallocated parking for visitors should be provided, though this can be reduced for larger developments. Cycle parking is required at a rate of one space per 1-bed and two spaces per 2-bed unit, plus an additional 20% for visitors.

Solent Recreation Mitigation Strategy (2017)

- 5.44 This strategy sets out requirements for financial contributions to mitigate the impacts of residential development on the Solent SPA. From 1st April 2019, residential schemes within 5.6km of the SPA are required to make a financial contribution towards mitigation.

Community Infrastructure Levy (CIL)

- 5.45 The Council adopted its CIL in 2013 and residential development currently attracts a charge of £118.57 per sqm. The regulation 123 list shows that the following infrastructure types will be funded through the levy:
- Local and strategic transport improvements, except for site specific matters needed to mitigate the impact of the development and to make it acceptable in planning terms.
 - Provision of new, or improvements to existing, open spaces.
 - Flood and Coastal Erosion Risk Management Measures.
 - Mitigation measures identified through the Solent Disturbance and Mitigation Project, except for site specific matters needed to make the development acceptable in planning terms.
 - Provision of additional primary school places.

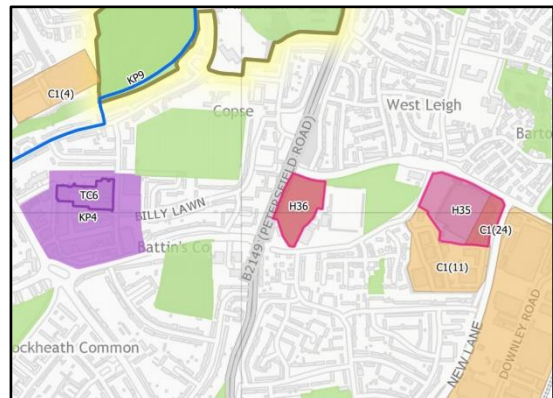
- Library improvements.
- Community and cultural facilities.

5.46 The Council undertook a review of its CIL Charging Schedule between 2018 and 2021. Although the new Charging Schedule successfully passed independent examination, its content related to a Local Plan which has since been withdrawn, so the revised Charging schedule remains unadopted. Therefore for 2013 Charging Schedule remains in force (with indexation).

Emerging Local Plan

5.47 The Council embarked on the production of the Havant Borough Local Plan 2036 in 2016. The introduction of the standard method, this meant 504 homes per year for the Borough at the date of the submission of the Havant Borough Local Plan [“HBLP”]. The HBLP was submitted for Examination on 12th February 2021. Stage 1 Hearings on the strategic matters took place in July 2021, and the Inspectors’ Interim Findings report was subsequently published in November 2021. The findings recommend a withdrawal of the HBLP from Examination. The emerging Plan was subsequently withdrawn leaving a void. As acknowledged in the Housing Delivery Action Plan: *‘The adopted housing requirement of 315 dwellings per annum set out by the Core Strategy (2011) is now more than five years old. A step change in housing delivery is therefore needed to deliver the scale of housing need under the standard method, particularly in the context of the under-delivery of housing in Havant Borough in recent years.’*

5.48 Whilst the abandoned plan can no longer be attributed weight, it is nonetheless interesting to note from the published draft policies map (see inset excerpt) that the Council intended to allocate the application site under ref. H36. Draft Policy H36 (Scottish and Southern Energy Offices) largely repeats the requirements listed under ref. L145 of the Allocations Plan.



5.49 It is envisaged that work will commence of a new Local Plan albeit at this stage, no weight can be attributed to it.

Housing Delivery Action Plan and Housing Delivery Position Statement 2022

5.50 To help fill the Policy vacuum, the Council has published a Housing Delivery Position Statement. Paragraphs 4.2-4.3 of the Action Plan helpfully explain:

A key action is for the Council to put in place a new Position Statement which sets out how planning applications for housing not in accordance with the Development Plan will be considered. Development proposals which accord with the Development Plan will continue to be permitted without delay.

In the context of the characteristics of the Borough with various international nature conservation designations, and other inland natural and heritage designations it means that it is even more important that the Council is able to resist inappropriate development, and continue securing high quality development schemes. The Position Statement recognises that additional sites beyond those proposed as allocations (in the now withdrawn HBLP) will be needed and allows for development on sites where the principle was not previously identified.

- 5.51 In this instance it is important to stress that the site is allocated in the Local Plan, albeit there is an opportunity to increase the quantum of development over and above what was originally envisaged. Paragraphs 2.14-2.15 of the Position Statement state:

Given the need to significantly boost housing supply in Havant Borough, the Council continues to support the principle of housing development on emerging site allocations that were proposed for allocation in the now withdrawn HBLP. Significant preparatory work has been carried out on these sites since the start of production of the HBLP in 2016, and they have also been subject to formal consultation.

A number of sites ... [including the application site] ... are already allocated in the Development Plan either in whole or part, and were also proposed for allocation in the HBLP.

- 5.52 The Delivery Plan acknowledges that the indicative yields are based on the minimum density thresholds for net developable areas (based on 40dph as set out in the Council's Residential Density Evidence Paper), but that there might be scope for bespoke densities having regard to Decision Making Principle 5, which states:

Residential development will be expected to:

a) Provide infrastructure which is needed to make the development acceptable in planning terms, in line with the Council's Infrastructure Delivery Plan and Developer Contributions Guide; and

b) Are designed to a high standard, and, where relevant, demonstrate that design codes and guides which identify local character and distinctiveness have been taken into account; and

c) Provide a minimum of 40 dwellings per hectare based on a net developable area, or where relevant, an alternative density based on the site capacity set out in Table 1; and

d) Create new and improve existing pedestrian and cycle route linkages which connect to all parts of the development and facilitate easy and safe access to education, employment, and the natural environment for all users; and

e) Incorporate a comprehensive ecological strategy, which achieves biodiversity net gain, and includes, but is not limited to:

i. The retention and integration of any protected trees and hedgerows.

- ii. The retention and enhancement of any local nature conservation designations on or affected by the development;*
- iii. Mitigation for any protected species, including appropriate buffers;*
- iv. The creation of green linkages and wildlife corridors within and through the site, making the best use of existing natural features; and*
- f) Provide electric vehicle charging infrastructure for each new residential unit with private offstreet parking; and*
- g) Meet the nationally described space standards for new homes provided; and*
- h) Provide outdoor private and/or communal amenity space for all residential units; and*
- i) Achieve a reduction in CO2 emissions of at least 19% of the Dwelling Emission Rate (DER) compared to the Target Emission Rate (TER) of Part L of the Building Regulations; and*
- j) Provide a drainage strategy suitable to the site which incorporates appropriate Sustainable Drainage Systems (SuDS) to an adoptable standard; and*
- k) Provide for the sustainable management and maintenance of any new 'common parts' through a legal agreement. In addition to the above, developments of 10 dwellings or more will be expected to:*
 - l) Provide 30% affordable housing outside of Havant, Waterlooville and Leigh Park town centres; and 20% affordable housing on sites within Havant, Waterlooville and Leigh Park town centres (as defined by TC1, TC2 and TC3 on the Position Statement Maps); and*
 - m) Deliver 30% of homes designed to meet Part M4(2) of the Building Regulations; and*
 - n) Provide a range of dwelling types and sizes to meet local housing need, including 35% of the overall housing mix as two bedroom homes unless locally identified need evidence indicates an alternative approach should be taken.*
- In addition to the above, developments of 20 dwellings or more will be expected to:*
 - o) Contribute towards a community officer, to help new residents in the development integrate into existing communities.*
- In addition to the above, developments of 50 dwellings or more will be expected to:*
 - p) Provide high quality on-site open space to a standard of 1.5ha per 1,000 population; and an element of play where the open space requirement exceeds 0.5ha.*
 - and q) Deliver 2% of homes designed to meet Part M4(3) of the Building Regulations as part of the affordable housing provision in addition to*

In addition to the above, developments of 100 dwellings or more will be expected to:

r) Support local people in accessing employment and skills training either through a financial contribution or a site specific skills and employment plan.

5.53 A 'development quality standards checklist' forms appendix [A] of this statement.

Nutrient Neutrality

5.54 It is worth noting that successive court decisions and position statements by Natural England have led to moratoriums being imposed on net additional dwellings at various points in time in Havant; most recently following Natural England's announcement of March 2022. This has now been lifted, with bespoke mitigation being required, but has nonetheless exacerbated supply issues.

6. Design

Use

- 6.1 The application proposes a mix of C3 residential apartments. Adopted Policy LP1 of the allocations plan makes clear that residential use would be permitted in this location
- 6.2 One of the key requirements under L145 of the Core Strategy is for the application to be accompanied by an employment and skills plan. This is defined in the glossary of the Allocations Plan as something that '*maximises the opportunities presented by development to improve local employment and training. They are required for major developments within the Borough at the construction and/or occupation stage of the development*'.
- 6.3 Adopted Policy LP1 requires this planning application to be accompanied by a ground contamination study and noise survey, in order to demonstrate that the proposed uses could be accommodated here without detriment to public health. As set out in the submitted land contamination assessment and noise assessment, the development would not pose any danger in terms of contamination and any noise from Peterfield Road and surrounding land uses could be mitigated.
- 6.4 Given these compelling factors, the applicant strongly believes that the proposed residential and sui generis uses are acceptable for this location. They are entirely compatible with neighbouring uses and the character of the locality. In line paragraph 123 of the NPPF, the development constitutes an effective use of land, making '*optimal use*' of the site.

Amount

- 6.5 The scheme comprises 112 x 1-bed homes and 63 x 2-bed homes. It is acknowledged that the SHMA sets out a need for 2-bed homes in Havant, but the applicant's recent experience of the local market is such that there is considerable demand for 1-bed units. Their recent application to redevelop the former Curlew pub on Petersfield Road is a prime example. This application (ref. APP/18/00521) involved the development of 31 flats, comprising six 1-bed units and 25 x 2-beds. Their market experience has shown considerably less demand for the 2-beds, which struggled to sell compared with the 1-beds, which reportedly '*flew off the*

shelf'. With this up-to-date local knowledge of the market in mind, the applicant is seeking to meet the unmet local demand for smaller homes. Arguably, this evidence from the local market should carry weight, given the advancing age of the most recent SHMA.

- 6.6 The dwellings would occupy approximately the southern part of the site and accede 40dph. Given the urban location and the need set out in national policy to make optimal use of land, this should be considered appropriate. Indeed, the submitted site plan shows how the proposed quantum of development could be accommodated very comfortably alongside significant areas of soft landscaping.
- 6.7 The number of homes proposed is therefore entirely appropriate for this local context and would make a meaningful contribution towards local housing supply. Clearly, the indicative number of 90 homes set out in adopted Policy LP1 and the figure of 80 homes in emerging Policy H36 would not make efficient use of the land. Both figures would lead to the underuse of brownfield land in a highly sustainable location, meaning that closer adherence to these low numbers would add pressure to develop greenfield alternatives elsewhere in the borough.
- 6.8 The site plan shows approximately 2,814sqm of private amenity space; with boundary planting and planting zones within the parking zones.
- 6.9 The site plan also shows how sufficient space exists to provide cycle parking in line with adopted standards and as demonstrated in the car parking technical note prepared by Paul Basham Associates, the level of car parking is sufficient to meet the needs of future occupiers and visitors.
- 6.10 It is worth noting that although the Council has not adopted the Nationally Described Space Standards, the residential units have been designed to accord with the standards and the proposed floor plans show that all the flats would meet or exceed them.
- 6.11 The footprints of the three residential blocks would vary between c.478 – 1,206sqm, which compares very favourably with the buildings to the southeast and southwest. For example, the Westleigh pub has a footprint of c.560sqm, while the office building to the south measures approximately 1,100sqm in footprint. Indeed, the proposed new blocks are notably smaller in footprint than the former building on the site, which had a footprint of around 2,600sqm and constituted a very dominant single block with little visual relief when viewed from Petersfield Road.

Layout

- 6.12 The layout of the proposed development has been influenced by the established access to the north of the site onto Bartons Road. This wide bell-mouth opening is designed to cater for the large amount of vehicular movements associated with the extant use of the site and benefits from excellent visibility onto the highway. It is therefore the logical point of entry to access the north of the site. The proposed continued use of this access therefore accords with the requirement of the allocation to '*utilise the existing access point onto Bartons Road*'.

- 6.13 Further key influences for the layout of the site are the easements around the existing sewerage and surface water drainage infrastructure. These measure 3m and 4m respectively and are marked on the submitted site plan. As can be seen, the proposed development would fully respect these easements.
- 6.14 The shape of the site tapers towards the south, thus providing the opportunity to arrange block C in an 'L' shape. This enables good plot coverage within the constrained shape of the site and allows for access from the new proposed access from the south on Martin Road. The locations of blocks A and B are not similarly constrained by a tapered site, but block A has nevertheless been deliberately designed to have an elongated element on its western side. This would help reinstate a sense of enclosure along the Petersfield Road frontage, reminiscent of the former office building, but without the oppressive appearance that the substantial western elevation of the former building displayed.
- 6.15 Having regard to the relationships between buildings, the majority of block A would be set back behind soft landscaping and parking areas.
- 6.16 Blocks A and B would be separated by approximately 10m at their closest point wall-to-wall. This is considered a typical separation in an urban environment and characteristic of numerous buildings on surrounding streets (the blocks on Witchampton Close, for example).
- 6.17 Blocks A and B would be separated from block C by approximately 21m wall-to-wall at the closest point. Again, this is a typical separation in an urban environment such as this and a comfortable relationship would be enjoyed between the new blocks.
- 6.18 Having regard to the relationship with neighbouring buildings, none of the buildings to the east appear to have windows facing the application site and they are all in commercial use. Similarly, the garage buildings to the southwest do not appear to contain any windows facing towards the application site. A positive relationship with all neighbours would therefore subsist.
- 6.19 The residential blocks align to the internal roads, meaning that easy access would be afforded to the ground-floor bin and bike stores.
- 6.20 The layout has also been carefully conceived to ensure a positive relationship with retained trees.

Scale

- 6.21 The recently demolished building that occupied the site was a substantial single block. A Google aerial photograph looking eastwards along the Petersfield Road frontage is provided in figure 4 below.

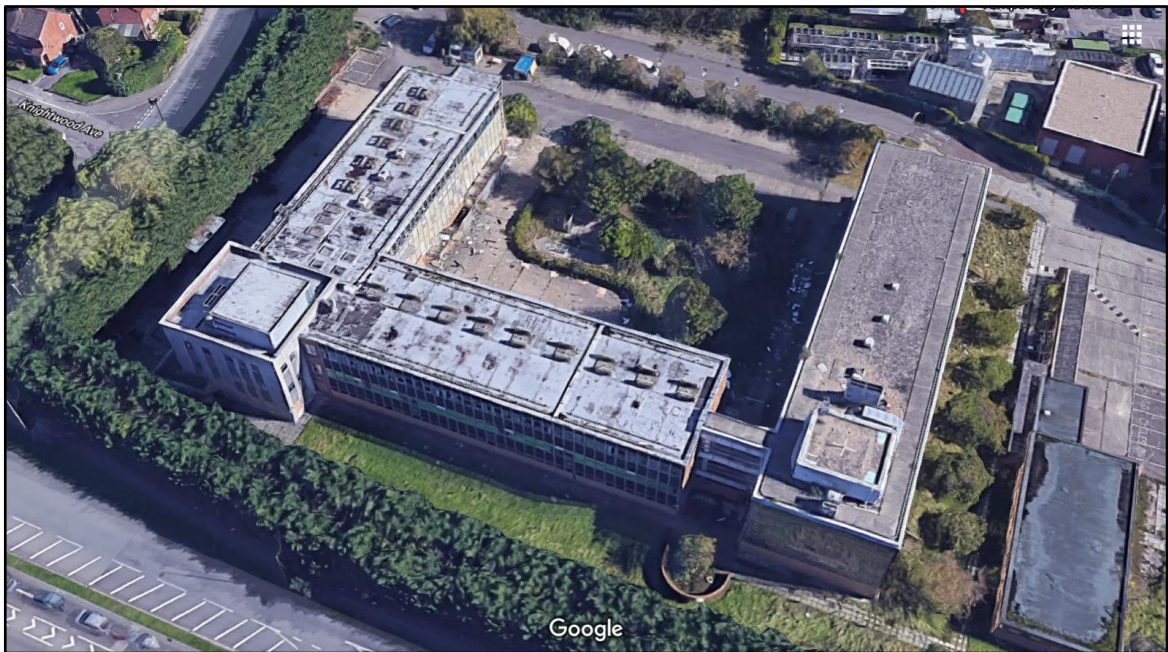


Figure 4: Google aerial photograph showing the scale of the previous building on the site

- 6.22 As figure 4 demonstrates, the majority of the previous building was three storeys in height, although inset top floors on the northeast and southwest corners raised the height to four storeys. Little relief to the bulk of the building was provided, save for two recesses, meaning that a significant expanse of built form was situated along Petersfield Road. A similar degree of bulk was experienced with the elevation fronting Bartons Road.
- 6.23 The bulk and general unattractive appearance of the previous building made it detract from the character of the street scene. The proposed redevelopment of this site therefore presents an excellent opportunity to enhance local character with a more attractive and less visually dominant scheme.
- 6.24 Buildings in the locality vary in height, with dwellings generally in the order of two storeys; however, Witchampton Close to the north and Winchester House on Billy Lawn Avenue to the west are examples of three storey buildings with large footprints. The application site is also visually experienced in the context of the office building to the south and the bulky terraces of the adjacent football ground. As such, there is plenty of variation in terms of scale in this location.
- 6.25 It is worth noting that page 72 of the Havant Allocations Plan discusses that one of the site opportunities here is how *'a landmark residential building reflecting the scale of the existing building on the site could be achieved'*. The proposed scheme has therefore been designed with this goal in mind, with all of the three residential blocks being five storeys in height, inclusive of an inset top floor.
- 6.26 Any negative feelings of excessive bulk associated with the previous building on the site are dispelled with the proposed development. Rather than the long stretches of imposing walls with little to no relief, the three residential blocks would be generously spaced to allow for

intervening hard and soft landscaping to help reduce visual prominence. Meanwhile, each block would contain recessed elements to assist with breaking up their bulk. Other design features, including the different shades and textures of materials, would provide visual interest and be in welcome contrast to the unattractive, monotonous elevations of the previous building.

- 6.27 It is important to note that all three residential blocks have been deliberately designed to occupy different footprints, in order to provide variation and interest within the site. The design is such that they all have common features that make them identifiable as a group, but the variations in shapes and plot coverage create visual interest that would not be present with three homogenous blocks.

Appearance

- 6.28 As discussed above, the three residential blocks have been designed to achieve a balance where they read as individual buildings, but with common features that allow them to appear as a coherent group. Their design has been inspired by the guidance in the adopted Allocations Plan to create a landmark development. Such an aspiration is entirely appropriate for a site of this size and in this prominent location.
- 6.29 Rather than taking cues from surrounding buildings, the design philosophy of the three blocks is contemporary in nature but will still employ red brick to ensure integration with the immediate area. As can be seen from the elevation excerpt in figure 5 below, the window alignments create a vertical emphasis, with the balcony detailing adding visual interest and depth. The slick finish of the aluminium windows and the seamless glass balconies exhibit high quality, while the subtle contrasts in bricks and timber cladding add texture.



Figure 5: block B southern elevation excerpt (courtesy of ARC Architecture)

- 6.30 As figure 5 demonstrates, the design is clearly high quality and a marked improvement on the recent incumbent of the site. Public views from Bartons Road and Petersfield Road (and to a lesser extent Martin Road) would be enhanced by this group of landmark buildings.
- 6.31 In summary, the previous building was dated, dilapidated and a large, incongruous block that detracted from the street scene. The attention to detail shown in the design of the proposed new buildings shows that the proposed development would constitute a clear enhancement to the character of the locality.

Landscaping

- 6.32 The site is currently characterised by a large expanse of hard surfacing and little vegetation. The proposed development would significantly improve this, through landscaped grounds with new tree planting and lawned areas for future residents to enjoy. Hedging and other planting would be situated between buildings and parking areas, thus helping to interrupt built form and create a softer layout. This would be a notable improvement on the harsh and dominant quantum of existing hard surfaces.
- 6.33 As the proposed site plan shows, the proposed parking areas would be finished with pavements. This change in appearance and texture would help aid legibility. The drainage strategy accompanying this application sets out how the hard surfaces of the development would drain.
- 6.34 Owing to the significant increase in greenery at the site, the development would lead to notable biodiversity gain. The welfare of retained trees to the south would also be safeguarded.

Access

- 6.35 As noted on page 72 of the adopted Allocations Plan (2014), the site is well served by bus routes, which provide services to large centres. It is also within walking distance of Leigh district centre's shops and services and cycle lanes are situated along Petersfield Road and Barton Road. It is therefore a highly sustainable location and future residents would be well placed to take advantage of facilities and services without needing to rely on private cars.
- 6.36 The three residential blocks would all benefit from lifts, therefore making their upper floors accessible to wheelchair users.

7. Affordable housing statement

- 7.1 There is a requirement for 30% affordable housing within this part of Havant, subject to viability. The Housing Delivery Position Statement recognises that viability might prove challenging when it comes to brownfield sites such as this.
- 7.2 This application is accompanied by a viability study, which sets out the level of affordable housing that the proposed development can sustain.

8. Employment and skills plan

- 8.1 In 2012, Havant Borough Council introduced a requirement for employment and skills plans for major developments of 50 or more homes. The accompanying guidance sets out ways in which employment and training can be secured, for example training and recruitment approaches.
- 8.2 The Partnership for South Hampshire published the South Hampshire Strategy in 2012⁵ and this appears to be the latest publication that enters into detail in terms of providing a sub-regional framework for employment and skills growth. Policy 9 (Skills), for example, seeks to promote all apprenticeships, including employer-led programmes.
- 8.3 The document notes how tackling unemployment requires job opportunities in accessible locations, as well as training to ensure that people have the necessary skills to undertake these jobs.

Job opportunities

- 8.4 The whole of the proposed development would create job opportunities during the construction phase.
- 8.5 Construction of the proposed development is likely to take around 18-24 months and would generate approximately 150 FTE construction-related jobs. It is generally expected that a development of this scale would source a local workforce. Owing to the relatively short-term nature of the construction phase, the number of jobs generated would have a minor benefit to employment levels and the local economy, but it is important to bear in mind how Policy CS3 of the Core Strategy requires proposals to '*promote skill provision in emerging growth sectors such as sustainable construction methods*'. Given how the proposed development would utilise sustainable construction methods, it would meet this policy objective and it would provide workers with direct experience of sustainable construction methods. It would thus help provide workers with valuable transferable skills for the future and so although the duration of employment would be short-term, it would provide the workforce with excellent experience.
- 8.6 As well as the onsite workforce, a development of this nature would also create 'indirect' jobs during the construction phase. For example, security may be provided and materials will require transporting to the site. Local expenditure on goods and services would also increase as a result of the local workforce, for example in terms of food purchases.
- 8.7 In addition, indirect jobs would be created in the supply chain, as well as in terms of grounds maintenance.

Summary

⁵ <https://www.push.gov.uk/work/planning-and-infrastructure/push-position-statement/>

- 8.8 This employment and skills plan has demonstrated that the proposed development would have a significant positive impact on employment and skills at a local level. The positive effects would be felt in the short-term during the construction phase, as well as longer term through ground and property maintenance.
- 8.9 Direct and indirect jobs in a variety of sectors and covering a variety of skillsets would be provided. These local jobs would also have the benefit of negating the need for out-commuting to employment opportunities further afield. The proposed development would therefore meet the objectives of Core Strategy Policy CS3, which seeks to raise skill levels and increase employability in the borough and tackle the locally-identified skills shortage in Leigh Park.

9. Utilities assessment

- 9.1 The Council's validation checklist⁶ requires a utilities assessment to accompany all major planning applications. It states that:

'An application should indicate how the development connects to existing utility infrastructure systems. Most new development requires connection to existing utility services, including electricity and gas supplies, telecommunications and water supply, and also needs connection to foul and/or surface water drainage and disposal'.

- 9.2 The purpose of this assessment is therefore to check whether existing services and infrastructure have sufficient capacity to accommodate the proposed development.

Electricity

- 9.3 An enquiry letter was sent to Southern Electric on 24/06/20, introducing the proposed development and asking for confirmation of the following:

1. Existing capacity (latent or otherwise);
2. Any projects/programmes already in place to serve the development;
3. New infrastructure required to facilitate the development;
4. The costs of providing the infrastructure; and
5. Who will fund/provide the infrastructure.

Gas

- 9.4 Correspondence received from Southern Gas Networks on 24/06/20.

Telecommunications

- 9.5 A similar letter to that sent to Southern Electric was also sent to British Telecoms on 24/06/20.

⁶ <https://www.havant.gov.uk/sites/default/files/documents/Local%20Information%20Requirements%20-%2020%20March%202020%20%282%29.pdf>

Water supply and foul/surface water drainage

- 9.6 Contact was established with Southern Water on 26/06/20, who pointed the applicant towards its pre-development enquiry service⁷. This service does not provide any analysis in terms of water supply to an application site and instead focuses on foul/surface water drainage. This application is accompanied by a drainage report, which looks in depth at local capacity in this respect.

10. Planning obligations

10.1 The applicant also proposes the following S106 Heads of Terms:

- HBC Monitoring Fees (£11,525)
- HCC Monitoring Fees
- Management Company (Common Parts)
- Management Plan (Common Parts including SUDs and prevention of parking by non-residents excepting visitors)
- Solent Recreation Mitigation Strategy (£79,322)
- Nutrient Neutrality – Off site mitigation Whitewhool Farm (Meon Springs)
- Employment and Skills Plan
- SUDS/SUDS Bond
- Full Travel Plan and associated bond / monitoring fees (HCC) –
 - Provision and implementation of the final travel plan along with the associated surety, approval and monitoring fees.
- Highway Works (HCC) –
 - Prior to commencement to have entered into the Highway Works Agreement in relation to the site access works as shown on drawing 106.0019.007 Rev J with the site access works being implemented prior to occupation.
 - Prior to commencement of development to have entered into the Highways Agreement in relation offsite highway works as shown on drawing, 106.0019.009 Rev B, 106.0019.010 Rev A. with the works implemented prior to occupation.
- Site Specific Highway Improvements (HCC)
- Public Access across the site –
 - Rights for the public to pass and repass over the site in relation to the north south route between Bartons Road and Martins Road.
- South East Hants CCG Contribution (£28,000)
- Viability review mechanism

11. Conclusion

⁷ <https://developerservices.southernwater.co.uk/CapacityCheck/PreDevelopment>

- 11.1 This statement has been prepared on behalf of Fortitudo (Havant) Ltd and is submitted in support of a planning application for a *'Development comprising 175 apartments together with associated access, parking and landscaping'* at land at Barton's Road, Havant, PO9 5JB
- 11.2 The proposal presents a sustainable form of development, contributing to the economic, social and environmental wellbeing of Havant:
- The proposed development would make more efficient use of brownfield, urban land;
 - The proposed apartments would provide modern, fit-for-purpose accommodation, meeting an identified need for one and two-bed properties;
 - The design and finish are appropriate to the locality and a clear enhancement compared with the previous building on the site; and
 - The design has been carefully conceived to avoid harm to neighbour amenity and ensure that a comfortable relationship subsists.
- 11.3 This statement serves to demonstrate how the proposal complies with policies set out within the Development Plan, as well as relevant national and local material considerations. The proposal would actively contribute towards the realisation of the following spatial objectives:
- Health and well being;
 - Promoting Havant borough's economy;
 - Regeneration and community support;
 - Housing and infrastructure; and
 - Caring for our borough.
- 11.4 For the reasons set out above, the applicant respectfully requests that this application be determined favourably.

APPENDIX [A]

Housing Delivery Position Statement

Development Quality Standards Checklist Template

The template below is designed to help applicants check the compliance of their scheme with the development quality standards set out under Decision Making Principle 5 in the [Housing Delivery Position Statement](#).

Applicants wishing to progress site for housing not in accordance with the Development Plan, are expected to submit a development quality standards checklist. The purpose of this checklist is to help applicants set out why they consider a departure from the development plan is justified. Such a statement may be produced in any format, but the table below has been devised to aid this process, and full completion of the table will satisfy the requirement.

The table lists the relevant development standards and requirements in Decision Making Principle 5. The onus is on applicants to provide information as to how and to what extent their scheme meets the requirements of the Housing Delivery Position Statement.

The table contains four columns:

Column 1: Development quality standard:

This column lists all the development quality standards under Decision Making Principle 5. Please review all of the provisions and determine whether they are relevant to the scale of development proposed.

Column 2: Compliance:

Please write, '**none**' '**partial**' or '**full**' to indicate the level of compliance you believe has been achieved for each. If the standard is not relevant to the scale of the proposal, write '**not relevant**'. For any areas where 'partial' compliance is noted, more detail on the extent of compliance needs to be provided.

Column 3: Development Approach Taken:

Please use this column to set out how and to what extent the proposed complies with the development quality standards. This should consider all parts of the policy. Where only partial compliance is achieved, the elements not complied with, or the standards not met, should be highlighted.

Column 4: Reasoned justification for any non-compliance:

Where the development does not comply with all or part of a quality standards, please give reasons why it does not.

Development Quality Standards Checklist Template

Application / Planning Portal Reference:	APP/20/00658		
Site Name / Address:	Former Electricity Board site, Bartons Road, Havant		
Development quality requirement	Compliance	Development Approach Taken	Reasoned justification for any non-compliance
a) Provide infrastructure which is needed to make the development acceptable in planning terms, in line with the Council's Infrastructure Delivery Plan and the Council's Developer Contributions Guide;	Yes	Heads of Terms have been agreed and the proposed development will contribute to CIL.	
b) Are designed to a high standard, and, where relevant, demonstrate that design codes and guides which identify local character and distinctiveness have been taken into account;	Yes	Please see planning, design and access statement.	
c) Provide a minimum of 40 dwellings per hectare based on a net developable area, or where relevant, an alternative density based on the site capacity set out in Table 1;	Yes	Density c105dph (inclusive of future development area) to c.145dph (excluding future development area)	
d) Create new and improve existing pedestrian and cycle route linkages which connect to all parts of the development and facilitate easy and safe access to education,	Yes	Pedestrian and cycle link to Martin Road to south. See Planning, Design and access statement, together with Transport Assessment for commentary of connectivity.	

Development Quality Standards Checklist Template

Application / Planning Portal Reference:	APP/20/00658		
Site Name / Address:	Former Electricity Board site, Bartons Road, Havant		
Development quality requirement	Compliance	Development Approach Taken	Reasoned justification for any non-compliance
employment, and the natural environment for all users (also see criterion r. for developments of 50 homes or more);			
e) Incorporate a comprehensive ecological strategy, which achieves biodiversity net gain, and includes, but is not limited to:	Yes	See accompanying ecological assessment and enhancement measures. The site is essentially a blank canvas, but a carefully conceived landscape strategy will deliver biodiversity enhancement, supplemented by the incorporation of bat and swift boxes.	
i. The retention and integration of any protected trees and hedgerows;	Yes	Trees to south of site to be protected – see Arboricultural impact assessment, method statement and protection plan.	
ii. The retention and enhancement of any local nature conservations on or affected by the development;	N/a	N/a	
iii. Mitigation for any protected species, including appropriate buffers;	Yes	See accompanying protected mitigation proforma with contributions towards Solent Recreation Mitigation Strategy (£79,322) and Nutrient Neutrality – Off site mitigation Whitewhool Farm (Meon Springs) secured via a s106 agreement.	

Development Quality Standards Checklist Template

Application / Planning Portal Reference:	APP/20/00658		
Site Name / Address:	Former Electricity Board site, Bartons Road, Havant		
Development quality requirement	Compliance	Development Approach Taken	Reasoned justification for any non-compliance
iv. The creation of green linkages and wildlife corridors within and through the site, making the best use of existing natural features;	Yes	Western boundary provides continuous north-south link.	
f) Provide electric vehicle charging infrastructure for each new residential unit with private off-street parking;	Yes	See Transport Assessment, technical note and car parking technical note.	
g) Meet the nationally described space standards for new homes provided;	Yes	See floorspace schedules on proposed floorplans. The proposed apartments accord with the overall space standards for 1-bed 1 person or 2-bed 3 persons.	
h) Provide outdoor private and/or communal amenity space for all residential units; and	Yes	Communal amenity space is shown on the site plan in purple, and equates to just over 2,800sqm	
i) Achieve a reduction in CO ₂ emissions of at least 19% of the Dwelling Emission Rate (DER) compared to the Target Emission Rate (TER) of Part L of the Building Regulations;	Yes	The use of ASHP and a fully electric heating system with each dwelling.	

Development Quality Standards Checklist Template

Application / Planning Portal Reference:	APP/20/00658		
Site Name / Address:	Former Electricity Board site, Bartons Road, Havant		
Development quality requirement	Compliance	Development Approach Taken	Reasoned justification for any non-compliance
j) Provide a drainage strategy suitable to the site which incorporates appropriate Sustainable Drainage Systems (SuDS) to an adoptable standard; and	Yes	A drainage strategy accompanies the application and has the support of the LLFA.	
k) Provide for the sustainable management and maintenance of any new 'common parts' through a legal agreement.	Yes	To be covered by a planning obligation.	
DEVELOPMENTS OF 10 DWELLINGS OR MORE			
l) Provide 30% affordable housing outside of Havant, Waterlooville and Leigh Park town centres; and 20% affordable housing on sites within Havant, Waterlooville and Leigh Park town centres (as defined on the Position Statement Maps); and	No	Viability assessment undertaken.	See viability assessment.
m) Deliver 30% of homes designed to meet Part M4(2) of the Building Regulations	TBC	Approach followed Part M4(2) guidelines to ensure 30% criteria.	

Development Quality Standards Checklist Template

Application / Planning Portal Reference:	APP/20/00658		
Site Name / Address:	Former Electricity Board site, Bartons Road, Havant		
Development quality requirement	Compliance	Development Approach Taken	Reasoned justification for any non-compliance
n. Provide a range of dwelling types and sizes to meet local housing need, including 35% of the overall housing mix as two bedroom homes unless locally identified need evidence indicates an alternative approach should be taken	Yes	The applicant has responded to the local market and identified a need for smaller units of accommodation – hence the prevalence of 1-bed apartments, but the proposal will deliver c.36% of 2-bed apartments.	
DEVELOPMENTS OF 20 DWELLINGS OR MORE			
o. Contribute towards a community officer, to help new residents in the development integrate into existing communities	?	This was not stipulated as a requirement during the course of this application, which has had a long gestation. This is a longstanding allocated site.	
DEVELOPMENTS OF 50 DWELLINGS OR MORE			
p. Provide high quality on-site open space to a standard of 1.5ha per 1,000 population; and an element of play where the open space requirement exceeds 0.5ha. On greenfield sites, part of this requirement will be provided in the form of community food growing	?	No occupancy metric is given. The proposed development would deliver high quality open space. The proposal does not exceed 0.5ha of open space so on-site play is not required.	

Development Quality Standards Checklist Template

Application / Planning Portal Reference:	APP/20/00658		
Site Name / Address:	Former Electricity Board site, Bartons Road, Havant		
Development quality requirement	Compliance	Development Approach Taken	Reasoned justification for any non-compliance
space, to a standard of at least 0.2ha per 1,000 population;			
q. Deliver 2% of homes designed to meet Part M4(3) of the Building Regulations as part of the affordable housing provision in addition to m).	N/a	No affordable housing delivered across the site.	
DEVELOPMENTS OF 100 DWELLINGS OR MORE			
r. Support local people in accessing employment and skills training either through a financial contribution or a site specific skills and employment plan.	Yes	Employment and skills plan to be secured by means of S106 agreement.	