May 2021

# Land at Forty Acre Farm, Bedhampton, Havant

## Planning Statement

Application to re-plan part of the permitted Harbour Place development, resulting in an uplift of 34 units

BARRATT HOMES

DAVID WILSON HOMES
WHERE QUALITY LIVES

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# 1. Statement of Purpose

1.1 This statement has been prepared by Barratt David Wilson Homes to support the proposed re-plan of the "Harbour Place" development at the Land at Forty Acre Farm, Bedhampton, Havant.

1.2 The site comprises an area of land to the south of Portsdown Hill, bounded by the railway line to the south, the Rusty Cutter Roundabout and A3 (M) to the east and the A2030 to the north. The A27 lies beyond the railway line to the south. The site was previously used for local events such as car boot sales and contains a small cluster of former farm buildings (associated with fruit picking) in the southernmost part of the site.

1.3 Havant Borough Council (HBC) identified the site as a site suitable for major development within the emerging Local Plan (Havant Borough Local Plan 2036) and the Local Plan Housing Statement (adopted December 2016). The site was also considered through the 2016 SHLAA Process to be deliverable, free of constraints and available for development.

1.4 Responding to the Council's objectives for this site and the site's sustainable location, planning permission was sought, and subsequently granted in January 2020, for the erection of 320 dwellings (including a 30% provision of affordable homes), 66 bed care home, provision of public open space, habitat mitigation zone, allotments and associated infrastructure following demolition of the existing buildings.

1.5 The current application seeks to re-plan part of the residential area of the site with intent to facilitate an additional 34 new homes within the development area. The proposed site area encompasses a total 139 dwellings, inclusive of the additional 34 units.

# 2. The Site

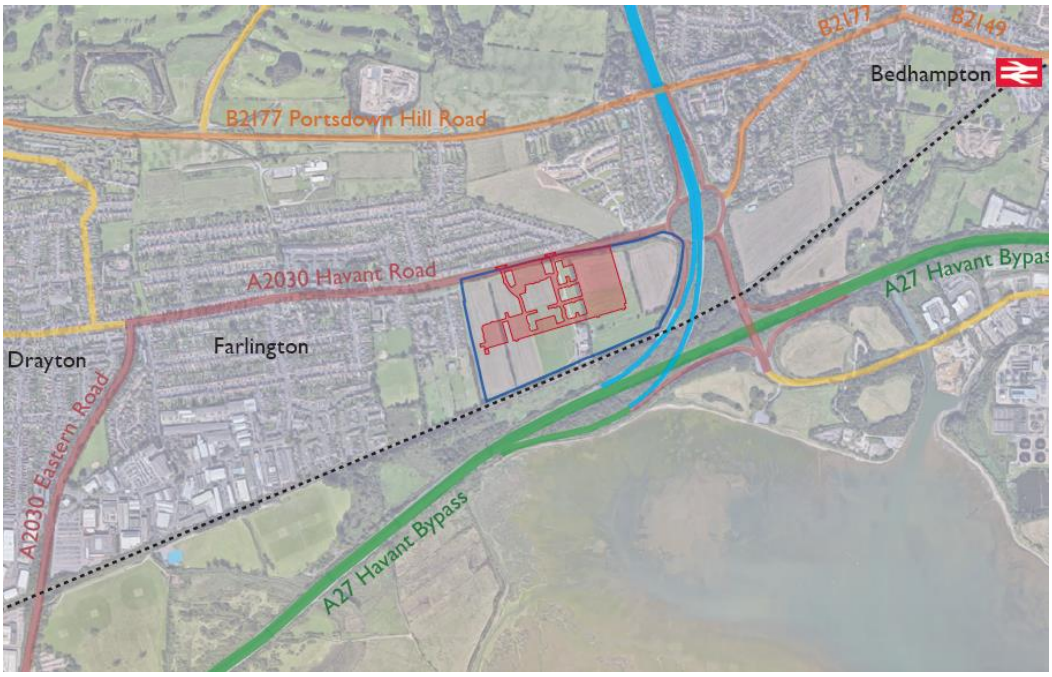
2.1 Formerly in agricultural production, with amenity grass areas used for events and car boot sales, the site received planning permission in January 2020 for major residential development, comprising 320 dwellings (30% affordable), a 66 bed care home, public open space, habitat mitigation zone, allotments and associated infrastructure, as well as the demolition of the existing farm buildings. Development formally commenced in November 2020.

2.2 The site is situated to the east of the Portsmouth suburb of Farlington, and to the west of the Havant suburb of Bedhampton. The site sits 7.5 km north east from the city centre of Portsmouth, and 2.5 km west from the town centre of Havant. The site is bounded to the north by Havant Road (A2030), to the east by the A3(M) slip road, to the south by a railway line and to the west by the rear gardens of residential properties on Westways. The site was originally accessed via a single bellmouth taken from Havant Road; through the new development this has been increased to two in order to serve the full development.

2.3 The site is an approximate rectangle shape covering 22.90 hectares. Prior to development, the site comprised a number of agricultural fields divided by mature tree lines, containing a small cluster of farm buildings, known as Forty Acre Farm, adjacent to the site's southern boundary. The land gently slopes north to south accommodating a 6m change in level, with a steep change in level, of approximately 2.5m, along the northern boundary. The site is screened by vegetation along most of the north, east, south and west boundaries.

2.4 The majority of the development in the vicinity consists of suburban housing developed throughout the twentieth century. Many of these houses, such as those on Fortunes Way, are semi-detached two-storey houses. However, the series of houses which overlook the site on Auriol Drive are detached. There are also a number of three-storey apartment blocks in the area to the west of the site.

**Figure 1 - Site Location**



# 3. The Proposal

3.1 The description of development for this application is:

*"Full planning permission to re-plan part of the permitted Harbour Place development, comprising 147 dwellings in an area currently consented for 105 dwellings, producing an uplift of 34 dwellings (354 on the site overall in lieu of 320)"*

3.2 Planning permission for major residential development within the site was previously granted in January 2020. The consented scheme, which commenced in November 2020, includes 320 residential dwellings (including a 30% provision of affordable homes), a 66 bed care home, provision of public open space, a habitat mitigation zone, allotments and associated infrastructure.

3.3 Following the approval of the initial full application, four non-material amendment applications were submitted in late 2020. All gained approval early in 2021, serving to grant the below amendments:

- 17 no. Maidstone house types were replaced by Ellerton house types, and all Kenley house types were replaced by Denford house types
- Amendments to the spacing and parking layout of plots 156-161
- Two no. sub stations – one adjacent to the allotments and one within the residential area – replaced by a single substation adjacent to the approved care home
- Finished floor level (FFL) of Plot 1 raised from 8.200 to 8.500 to match that of attached neighbouring property, Plot 2

3.4 Details relevant to appearance (materials, landscaping and boundaries) and infrastructure (drainage and sewerage) were approved via condition discharges in 2020. Relative to the consented scheme, the present application seeks the following key elements:

- 147 residential dwellings (an uplift of 34 units relative to the 105 consented within the site area by the previous permission)
- 10 affordable homes (balanced in order to retain policy compliant proportion across the site as a whole)
- Dwellings will range from 1 to 4 bedrooms in size. The majority of the development will consist of 2 storey houses, with some 2.5 storey houses and a number of 3 storey apartment buildings placed strategically within the core of the scheme (see section 6: Housing Mix).

3.5 The following elements of the existing permission will not be altered under the current scheme, being outside of the red line boundary:

- 66 bed care home (situated within the north-west corner of the application site, served by a car park and softened by landscaping)
- Habitat Mitigation Zone (located to the eastern boundary of the application site, 34,701sqm in size, providing opportunities for migratory geese, surrounded by a circulatory pedestrian loop)
- Nature Park (an area of informal open space providing opportunities for play and informal recreation and areas of attenuation basins)
- Nature Play Park (designed to accord with the FIT Guidance, the play area integrates a minimum of six pieces of play equipment, providing a full range of play experiences within an area greater than 0.04ha)

- Nature Park Attenuation Zone (immediately south of the development, the termination of the SUDS strategy through areas of seasonally wet attenuation basins. In part providing an undisturbed natural habitat for local wildlife with minimal intervention, this area provides mitigation for habitat loss and a wet habitat rich in ecology)
- Nature Park Allotment and Orchard
- Access (The site is served by two vehicular access points, both bellmouth arrangements, onto Havant Road. The accesses will be constructed to HCC adoptable standards and delivered through a Section 278 agreement. Further details are provided in the Transport Assessment)
- Off-site Works (provision of a 3m wide footway/cycleway along the southern side of Havant Road and improvements along the pedestrian route to Bidbury Infant and Junior Schools and around the Rusty Cutter roundabout. The Transport Assessment provides full details of these proposals. Implementation of the works will be secured by a Section 106 Agreement.)

3.6 Barratt David Wilson Homes approached external consultants regarding the present scheme prior to its submission. The consultants have looked in detail at the current proposal and have provided statements as part of this submission confirming that an uplift of 34 dwellings relative to the previous consent will not have any significant or negative impact upon the above areas, which will continue to function as consented.

3.7 Pre-application advice was also sought from Havant Borough Council prior to the current submission. The consultation response received, and our response as part of the current submission are summarised below

<u>Arboricultural Team</u>

**Comment:** "From the site plan it would appear little has changed in relation to the main tree relationships on site, however at the least we would require an Arb statement from the Applicants Arb Consultant"
**Response:** An arboricultural statement has been provided as part of the current submission

<u>Planning Policy</u>

**Comment: "**The principle of the development of this site is supported in policy terms, based on the emerging policy position in the Submission HBLP. The planning permission is also a material consideration.
The increase in the site's capacity is also welcomed, particularly in the context of the Council's current housing land supply position... It Is recommended that the applicant submit a Compliance Checklist accordingly.
Finally, there are clear links between the open space and habitat mitigation zone, and the proposed development. It may therefore be appropriate to include these as part of the application."
**Response:** The open space and habitat mitigation zone are excluded from the current submission as these elements will remain as previously approval. Appropriate documentation is submitted to demonstrate that the uplift of 34 dwellings will not necessitate amendments to these areas.

<u>NHS</u>

**Comment:** South Eastern Hampshire CCG will be looking for a contribution of £5,400 of planning gain for health
**Response:** The contribution may be secured via Legal Agreement.

Natural England

**Comment:** Any application should include a full assessment of the effects of the development on features of special interest and identify mitigation measures.

Subject to the appropriate financial contribution being secured, Natural England is satisfied that the proposal will mitigate against the recreational impacts of the development, to be confirmed by the Council via an appropriate assessment

Provided mitigation measures are secured and these proposals are constructed in line with the CEMP [secured for the wider Forty Acres site under planning permission APP/18/00450] we are satisfied that these proposals will not result in visual or noise disturbance.

Waste water implications must be examined within the appropriate assessment.

**Response:** These matters are addressed within the submitted Habitat Regulations Assessment.

Southern Water

**Comment**: Southern Water's current sewer records show that there are public surface water sewers within the proposed development site. Standard advice was given regarding development/building works within given distances from public and private sewers. The water supply and sewer services at this location were notes as being the responsibility of Icosa.
**Response:** Details of surface water and foul sewerage disposal have been submitted

Hampshire County Council – Highways

**Comment: "**These proposals do not directly impact on the offsite highway improvements secured or the accesses. The site is subject however to s38 of the Highways Act... the audit process will need to be repeated to ensure an adoptable layout can be achieved. The changes proposed to the east of the site are significant and will impact on the s104 agreement, parking provision, extent of adoptable area, street lighting, commuted sums and s38 bond requirements
Whilst it is not envisaged that significant amendments are required to the offsite network; a narrative should be provided to ensure that the site accesses are appropriate for the additional peak hour demand.
The Highway Authority are aware of a request under APP/21/00226 to vary the 106 agreement. This variation must consider the impacts of the changes to the methodology for calculating the required bus contribution."

**Response:** An addendum to the Transport Assessment and Travel Plan is submitted which details the impact of the 34 unit uplift on the highways network. Financial and non-financial obligations relevant to the highway network will be addressed in the S106, S38 and S104 legal Agreements.

Community Infrastructure Officer

**Comment:** When submitting an application this would need to be accompanied by CIL Forms 1 and 2. If any of the dwellings are affordable CIL Form 10 will be required to consider granting of Mandatory Social Housing Relief.
Logistically, if permission subsequently is applied for, we recommend the developer submits a schedule of accommodation for both (including GIA in sqm):
(a) the new application and
(b) the amended schedule of accommodation for the primary permission after the deletion of 105 previously approved units from APP/18/00450.
The schedules should clearly identify affordable housing

*[Regarding S106 Agreement]* The changes proposed will result in a further Deed of Variation.

**Response:** CIL forms 1, 2 and 10 are submitted. The requested schedules of accommodation will be provided.

# 4. Planning Policy

4.1 Havant Borough Council (HBC) identified the site as a site suitable for major development within the emerging Local Plan (Havant Borough Local Plan 2036) and the Local Plan Housing Statement (adopted December 2016). The site was also considered through the 2016 SHLAA Process to be deliverable, free of constraints and available for development. The site has subsequently been included in the Submission Draft Havant Borough Local Plan ('HBLP') as allocation site H14 ('Forty Acres').

4.2 The Development Plan has not formally changed since the original permission, however, the HBLP has gained weight upon submission in Spring 2021. Further, the Five Year Housing Land Supply Update December 2020 has been published and highlights significant demand for additional housing within the area. For the period of 2020 to 2025, Havant Council does not have a sufficient supply of housing to meet the five-year supply and can only demonstrate a supply of deliverable sites equivalent to 4.8 years.

4.3 The policy judgement to be made in this application is therefore simple: unless there are adverse effects which would 'significantly and demonstrably' outweigh the benefits, permission should be granted.

4.4 For the reasons set out in this application, not only does the design remain true to the original masterplan (thus avoiding adverse effects), it brings considerable benefits.

**EIA Screening**

4.5 Barratt David Wilson wrote to Havant Borough Council on 20th November 2017 to request a Screening Opinion, in accordance with Regulations 5 (1) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 to establish if the proposed development, in the opinion of Havant Borough Council, amounted to EIA development.

4.6 A formal response was received from Havant Borough Council on 4th January 2018 which concluded that the scheme's scale, nature and location would be unlikely to result in significant environmental effects and as such the proposals were not EIA Development. The proposals in this application, whilst increasing the number of units by a certain degree, do not affect the fundamentals of the application including key ecological and other environmental aspects, and appropriate mitigation is in place. Hence the conclusions of the original EIA Screening Opinion remain applicable and this application does not require EIA.

# 5. Housing Mix

5.1 Relative to the previous approval of 320 dwellings, the present application would produce an uplift of 34 dwellings, resulting in 354 dwellings across the wider development site (217 falling outside of the present application boundary and 147 within the current site boundary, relative to the 113 previously consented within this area)

5.2 Across the Harbour Place development area as a whole, the following housing mix will be delivered:

| **Total Units** | | | |
|---|---|---|---|
| | **Total units Approved** | **Total units Proposed** | **Difference (total units)** |
| Affordable Units | 96 | 106 | 10 |
| Private Units | 224 | 248 | 24 |
| Total Units | 320 | 354 | 34 |

5.3 As shown by the accommodation schedule below, the development will provide a variety of dwellings ranging from 1 to 4 bedrooms in size, the majority being 2 and 3 bedroom homes. The development will predominantly comprise 2 storey houses, with some 2.5 storey and 3 storey properties. The previously consented 3 storey apartment blocks do not form part of the present proposal.

| **Barratt House Types – Market Housing** | | | | |
|---|---|---|---|---|
| **House type** | **Bedrooms per unit** | **Total units Approved** | **Total units Proposed** | **Difference (total units)** |
| Ambersham | 2 | 6 | 6 | 0 |
| Maldon | 2 | 6 | 6 | 0 |
| Roseberry | 2 | 25 | 18 | -7 |
| Denford | 2 | 24 | 17 | -7 |
| Alverton | 2 | 2 | 2 | 0 |
| Ellerton | 3 | 17 | 30 | 13 |
| Maidstone | 3 | 11 | 11 | 0 |
| Moresby | 3 | 23 | 25 | 2 |
| Kingsville | 3 | 19 | 25 | 6 |
| **Total** | | **133** | **140** | **7** |

| **David Wilson House Types – Market Housing** | | | | |
|---|---|---|---|---|
| **House type** | **Bedrooms per unit** | **Total units Approved** | **Total units Proposed** | **Difference (total units)** |
| Wilford | 2 | 4 | 4 | 0 |
| Hadley | 3 | 25 | 23 | -2 |
| Archford | 3 | 24 | 38 | 14 |
| Kennett | 3 | 8 | 8 | 0 |
| Greenwood | 3 | 0 | 4 | 4 |
| Bayswater | 4 | 7 | 8 | 1 |
| Exeter | 4 | 10 | 12 | 2 |
| Cornell | 4 | 9 | 6 | -3 |
| Holden | 4 | 4 | 0 | -4 |
| Kirkdale | 4 | 0 | 5 | 5 |
| **Total** | | **91** | **108** | **17** |

| Affordable House Types | | | | |
|---|---|---|---|---|
| **House type** | **Bedrooms** | **Approved** | **Proposed** | **Difference** |
| Type 9B | 1 | 18 | 18 | 0 |
| Type 60 | 1 | 4 | 4 | 0 |
| Type 61 | 1 | 4 | 4 | 0 |
| Type 55 | 3 | 9 | 10 | 1 |
| Type 65 | 4 | 4 | 4 | 0 |
| Type 66 | 3 | 13 | 13 | 0 |
| Type 67 | 2 | 16 | 25 | 9 |
| Type 72 | 2 | 3 | 3 | 0 |
| Type 73 | 2 | 1 | 1 | 0 |
| SH69 | 3 | 3 | 3 | 0 |
| SH67 | 2 | 5 | 5 | 0 |
| SH50 | 2 | 5 | 5 | 0 |
| SH74 | 3 | 7 | 7 | 0 |
| SH66 | 3 | 4 | 4 | 0 |
| **Total** | | **96** | **106** | **10** |

5.4 The proposal will result in an overall reduction in the number and proportion of 2 bed homes (by a count of 4 and proportionally from 29.9% to 21.4%). 4 bed homes will increase by 1 unit, but proportionately will decrease from representing 13.4% to 12.5% of development. 3 bedroom homes will increase by a count of 37 and proportionately from 56.5% to 66.1% of total development. Across the development site this will bring the housing mix closer to the levels recommended within the Council's Strategic Housing Market Assessment (SHMA).

| **Bedrooms** | **Approved mix** | | | **Proposed mix** | | | **Difference** |
|---|---|---|---|---|---|---|---|
| | **Affordable** | **Private** | **Total** | **Affordable** | **Private** | **Total** | **(totals)** |
| 1 | 20 | 0 | **20** | 20 | 0 | **28** | **0** |
| 2 | 36 | 67 | **103** | 46 | 53 | **99** | **-4** |
| 3 | 36 | 127 | **163** | 36 | 164 | **200** | **37** |
| 4 | 4 | 30 | **34** | 4 | 31 | **35** | **1** |

5.5 The proposal will introduce two new house types to the development site: Greenwood and Kirkdale, and alter the ratio of consented house types. Most notably there will be a reduction in Roseberry and Denford properties and an increase in Ellerton and Archford properties. The tables below represent figures for the wider development site, including both the consented dwellings retained from permission APP/18/450 and those to be re-planned or added under the current proposal.

5.6 The proposal will result in an increase of 32,243 square feet (2,294.23 square meters) of total development floor space across the wider site (including consented and re-planned development) relative to the previous approval.

# 6. Affordable Housing statement

6.1 Of the 34 net increase in proposed dwellings, 10 will be affordable homes, a ratio of 29.4%. 3 of the affordable homes will contribute to affordable home ownership (30%), whilst 7 will be available for affordable rent (70%).

6.2 An overall level of 29.94% affordable homes will be achieved across the development site as a whole (including re-planned and consented units), comprising 106 affordable dwellings and 248 market dwellings.

6.3 An Affordable Housing Statement was submitted and subsequently approved with the original full planning application (APP/18/00450). This concluded that the development complied with Policy CS9 and the mix requirements specified within the signed Section 106 Agreement. As demonstrated above, the current proposal remains in line with the Policy CS9 requirement for 30% affordable homes.

6.4 The 10 additional affordable dwellings proposed by the re-plan will positively contribute towards Havant Council's housing requirement. The affordable housing provision continues to uphold the principles specified within the approved Affordable Housing Statement through pepper-potting across the site to ensure that the affordable dwellings are tenure blind and well integrated with the private housing.

6.5 The affordable housing proposed comprises a mix of affordable rent and shared ownership properties, which will be secured through an additional S106 Legal Agreement.

# 7. Design

**Landscaping**

7.1 The landscaping scheme will closely reflect the consented scheme within the re-plan area, with only minor adjustments being needed to the positioning of green infrastructure elements (verges, hedges etc) where they are positioned around houses whose positions have changed Outside of the re-plan area, to include much of the consented residential area and the southern open space area, will remain as consented (being outside of the redline boundary of this new application). Boundary treatments will be maintained as consented to the site boundary and reflected as closely as possible within the re-plan area for residential property boundaries.

**Access and Street Hierarchy**

7.2 The consented accesses will be implemented as approved and internal road networks and shared spaces will be largely unchanged.

**Westways boundary**

7.3 The properties to the western side of the site, adjacent to the neighbouring properties in Westways, will remain as per the consented scheme. The bulk of the additional properties will be accommodated to the eastern side of the development site. This will ensure that the re-plan has no significant impact upon the amenities of existing dwellings adjacent the site.

**Parking and Internal Road Network**

7.4 The level of parking will be increased in line with the additional units, to include an uplift in 7 no. visitor parking spaces, to be distributed throughout the site. The number of visitor spaces will total 71 across the site, as required to meet the standard of 0.2 spaces per dwelling. Private parking will be provided in line with required parking standards at 1 space per 1 bed house, 2 spaces per 2 and 3 bed house, and 3 spaces per 4 bed house.

7.5 The road network will be largely unchanged from the original permission.

**Appearance and Layout**

7.6 The overall appearance and character will not be significantly impacted, with all of the proposed housetypes being previously approved (with the exception of Kirkdale and Greenwood which were not originally plotted. The same palette of materials is proposed as it was originally.

7.7 The main departure in appearance will be to an area in the easternmost part of the site originally consented with a crescent shape. This will be amended to a more regular shape, consistent with the grain of the rest of the site, which preserves a significant area of open space but enables additional homes to be developed.

# 8. Planning Obligations statement

8.1 Permission APP/18/00450 was accompanied by a Section 106 Legal Agreement, signed 17th January 2020. The current submission for 147 dwellings will require an updated legal agreement which reflects the uplift of 34 residential units.

8.2 Two Deeds of Variation have subsequently been applied for, which the new S106 Agreement will need to have due regard to.

8.3 The previous Heads of Terms, which will apply to the current submission, are as follows:

| Schedule | Section Heading | Explanatory notes |
|---|---|---|
| 1 | Affordable Housing | The additional affordable units provided for, and their new positions, will need to be updated. Under clause 2, Provision of Affordable Dwellings, the trigger dates for the disposal or Open Market Dwellings may also need to be updated to reflect the increased provision of total residential dwellings within the site. |
| 2 | Management Company and Management Plan | The Management Company and Management Company Plan as per Clause 1 are subject to a current Deed of Variation application (APP/21/00247). The terms within the Deed of Variation will be applicable to the current proposal and should therefore be captured in the corresponding S106 Agreement. Clause 1, SUDS, remains relevant to the present application. |
| 3 | Travel Plan | An addendum to the Travel Plan has been submitted and may require referenced within the new S106 Agreement. Financial contributions may need recalculating to reflect the uplift of 34 residential dwellings within the site. |
| 4 | Contributions Payable to the Council | Financial contributions, where these derive from the number of residents or number of dwellings on the site, may need updating to reflect the uplift of 34 residential dwellings within the site. |
| 5 | Highways and Transport | Works to the Rusty Cutter Roundabout and the corresponding contributions, referenced in Clause 1, are subject to a current Deed of Variation Application (APP/21/00226). Albeit that these works are not directly affected, updates may be required to ensure consistency. |
| 6 | Miscellaneous Covenants | The trigger dates relevant to the delivery of the Open Space, LAP, Permissive Paths, Allotment Land and Community Orchard may need to be updated to reflect the increased provision of total residential dwellings within the site. |
| 7 | Wintering Bird Mitigation Area Works | The trigger dates relevant to the implementation of the Wintering Bird Mitigation Area may need to be updated to reflect the increased provision of total residential dwellings within the site. Otherwise, delivery and maintenance of the Wintering Bird Mitigation Area will remain as per the previous approval and legal agreement. |

# 9. Community Involvement

9.1 To ensure awareness of the revised proposals we have at point of submission issued a letter (pictured below) to around 60 addresses, notifying residents of the new application, providing key information including a drawing, and noting the ability to make representations to Havant Borough Council. This is a proportionate approach in the circumstances which will ensure the public are informed and able input to the decision making process.

BARRATT HOMES

DAVID WILSON HOMES
WHERE QUALITY LIVES

June 2021

Barratt David Wilson Homes Southampton
Tollbar House
Tollbar Way
Hedge End
Southampton
SO30 2UH

Dear Resident

**Land at Forty Acre Farm, Bedhampton: new planning application**

I am writing to you as a near neighbour of the Land at Forty Acre Farm. As you may be aware, there is planning permission for 320 homes and a 66 bed care home over the site.

My main purpose in writing is to let you know that we are shortly submitting a full planning application to Havant Borough Council. The purpose of this application will be to increase the number of homes by 34 units, resulting in 354 residential units across the site.

The main points to note in this are:

- The total number of homes will be 354 (in lieu of 320 as permitted).
- The number of Affordable Housing will be increased by 10, proportionate to the previous permission.
- Access will be to the north onto Havant Road, in line with the earlier permission.
- The additional units will all be accommodated within the area previously approved for housing.
- The care home, open space, wintering bird mitigation area and allotments will remain as per the existing permission.
- The row of approved dwellings adjacent to the western boundary will remain as per the existing permission.
- Building materials will be to a similar palette as approved on our previous development.
- The development will provide an uplift in financial contributions proportionate to the additional housing.

When the application is up and running, all of the plans and drawings will be published online by Havant Borough Council, and you will be able to make representations directly to them to inform their decision. In the meantime our proposed layout is attached to this letter. If you have any queries, you can contact us via:

- web form: https://barrattsotoncommunity.co.uk/forty-acre-farm-havant-road-havant
- post: (address at the top of this letter)
- email: rachel.ballam@barratthomes.co.uk

Yours sincerely,

Jon Gateley, Head of Planning

1

**Proposed planning layout**
(Residential areas in grey do not form part of the proposal)

2

# 10. Summary

10.1 The application site has been identified for housing in the submitted draft Local Plan, and the site benefits from permission, and so the principle of residential development is considered acceptable. The proposed development will make beneficial use of this site and deliver high quality residential accommodation in a sustainable location which will make a significant contribution towards meeting the housing needs and targets of the borough.

10.2 The proposed use will complement the site's accessible location, contributing to its vibrancy and vitality as well as creating a sense of safety and security. Moreover, it is expected that future residents will support the local economy through their use of existing local services and facilities.

10.3 The layout of development will create a high quality living environment with good levels of amenity as well as access to private and public open space. The mix of unit sizes and tenures will provide housing choice, contributing to the creation of sustainable communities, Further, the density of development are in accordance with national and local policy objectives to make the most efficient use of land in sustainable and accessible locations.

10.4 The design of the development positively responds to the local context and draws upon traditional design features and street patterns found in the local area. The height and scale of the development is appropriate to the immediate and surrounding context and the use of appropriate design features are successful in ensuring that the scheme sits comfortably within its surroundings. The design respects the amenity of neighbouring and future occupiers and ensures good levels of privacy and security for all.

10.5 The proposals offer the opportunity to implement a comprehensive landscaping scheme with parkland, mitigation land, allotments and play area, which will not only provide a pleasant leisure and visual amenity, but will also improve outlook, enhance the ecological value of the site and improve on-site surface water attenuation.

10.6 The site is well located in terms of access to local services, shops and facilities as well as the public transport network, which will encourage more sustainable modes of transport. An appropriate level of car and cycle parking has been provided to reflect both the site's accessible location and the needs of future occupants. In addition, measures have been incorporated to improve walking and cycling links both through and around the site.

10.7 In conclusion, the principle of the proposed development is supported in policy terms and follows consultation with Havant Borough Council, local community groups and residents. The proposals will deliver a high quality residentially led scheme that will have demonstrably positive social, economic and environmental benefits for the local area.