

with panels of red brick and weatherboarding.

- 3.3 Two further applications have been submitted by Portsmouth City Council concurrently with this application. Together these applications seek to develop 3 of the housing allocation sites in Leigh Park as identified by the Havant Borough Local Plan (Allocations) 2014. The other two applications are; Land at Holybourne Road for 9 units and Land adjacent to Riders Junior and Infant School, Kingsclere Avenue for 38 units. Along with the application subject of this report these schemes propose a total of 95 dwellings.
- 3.4 100% of the 95 dwellings proposed across the three sites would be affordable units and are proposed to be offered to those living within PO1-PO9 postcodes on Portsmouth City Council's Home Options List, with priority being given to those living in Leigh Park and Havant. LPA's policy requirement is for 30-40% to be allocated through Hampshire Home Choice, (HHC). Of the 95 new properties are being proposed across the three sites, 33 units (34.7%) across the Blendworth Crescent and Kingsclere Avenue site will be offered up to Havant Borough Council to comply with the locally agreed process for CS9.2 obligations. For the Blendworth site, subject of this report, 25 units are being offered through HHC and this would be secured by means of a section 106 agreement.
- 3.5 All the rear garden depths of the proposed houses are over 10m and back to back distances accord with the requirements of the Havant Borough Design Guide. Parking provision is predominantly provided within small parking courts and numerically accords with the adopted standards.
- 3.6 A culverted drain runs centrally through the site and has a 4m development easement.
- 3.7 The planning application is supported by a comprehensive set of plans covering such matters as layouts, elevations, storey heights, external enclosure, external finishes, and includes the following documents:

Design and Access Statement
Affordable Housing Statement
Arboricultural Statement
Bat Mitigation
Drainage Report
Disano Lighting Details
Ecology Report
Flood Risk Assessment Report
Heritage Statement
Landscape Management Plan and Specification
Sustainability Statement
Transport Statement

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS13	(Green Infrastructure)
CS15	(Flood and Coastal Erosion)

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
CS3	(Skills and Employability)
CS6	(Regeneration of the Borough)
CS9	(Housing)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

LP1	(Leigh Park Housing Allocations (Sites))
AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

Local Plan Supplementary Planning Documents

Borough Design Guide SPD

Housing SPD

Parking SPD

5 Statutory and Non Statutory Consultations

Southern Water

Submitted plan showing sewer crossing the site, exact position must be determined by applicant. The applicant is advised to discuss this matter and future connection with SW. SUDs details must be submitted by the applicant and be subject to a management plan. Drainage on site must meet building regulation requirements Part H3. Application lies with source protection zone and therefore EA must be consulted. Condition required with regard to connection to foul and sewage system.

Comment - Suggested condition and informative to be applied. SUDs details have been approved by the Local Lead Flood Authority

Landscape and Urban Design

Initial Plans

On the basis that my previous consultation raised issue with the awkward position of the terraced dwellings adjacent to the apartment block – the considerable height difference only serves to compound the situation. Previous concerns regarding the eastern parking court isolation and vulnerability to opportunistic crime / antisocial behaviour have not been sufficiently addressed.

I recommend the proposed apartment block height and layout/relationship within the eastern site half requires some further evaluation and improvement. It is vital that this proposal works as a cohesive, well-integrated and attractive development to foster a strong sense of community and to discourage antisocial activity.

On a separate matter, a detailed landscape management proposal will be required to

demonstrate how areas of landscape, open space and any provision for ecological protection/mitigation will be managed and monitored in the future.

Amended Plans

Removal of objection following the submission of revised plans

Building Control

1) There appears to be issues with fire service access to some of the dwellings. A fire appliance should be able to be within 45m of all points within all dwellings and adequate turning should be provided where a fire appliance will have to reverse more than 20m

2) A public sewer passes through the site, it appears to be more than 3m from any of the building but this should be accurately examined.

County Archaeologist

While there is no indication that archaeology presents an overriding concern I would advise that the assessment, recording and reporting of any archaeological deposits affected by the construction of the new houses, flats, garages, car parks and access roads be secured through the attachment of suitable conditions to any planning consent that might be granted. For instance:

1) That no development shall take place until the applicant has secured the implementation of a programme of archaeological assessment in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority. The assessment should initially take the form of a geophysical survey of the site, followed by trial trenches targeted on features identified by the geophysics, with further trenching located within any 'blank areas. All trenching within the 'blanks areas should be targeted upon the footprints of the proposed new houses, flats, garages and car parks as well as along the route of the new access roads in order to ensure that any archaeological remains encountered are recognised, characterised and recorded.

2) That no development shall take place until the applicant has secured the implementation of a programme of archaeological mitigation of impact, based on the results of the trial trenching, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.

3) Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.

Public Spaces

No comments

Southern Electric

No comments

Education Department

No comments

Comments - The Leigh Park ward is included within the CIL 123 list and therefore specific contribution cannot be sought,

Hampshire Highways

This falls within the remit of the HBC agency (see Development Engineer comments)

Environmental Health Manager

Contamination

The provisions referenced within the Design & Access Statement represent good practice, but there is no indication from the site investigation that the same level of diligence is necessary for the subject plot.

The conceptual model does not support a case for specific gas protection measures (e.g. no bulk source of putrescible material has been identified, limiting flow rates), however the results do place the gas regime on site as "Characteristic Situation 2" (with reference to Wilson & Card), representing a non "de-minimus" risk. It is recommended that inherently safe construction methods are adopted - for example, a suspended floor system & ventilated sub-floor void in preference to a ground bearing raft foundation or cast slab flooring.

Drainage Strategy (Pollution Risk)

I agree that site warrants consideration under the 'simple index approach' (CIRIA 753 SUDS Manual; control of pollution inputs). No adverse comment.

Air Quality & Traffic Generation

In consideration of the location of the site in relation to the local road network, and the flows of traffic currently accommodated; I can confirm that I have no concerns with respect to the exposure of future residents to air pollution.

Hampshire Fire & Rescue

No comments

Development Engineer

The submitted application does not contain a detailed plan of the proposed junction with Blendworth Crescent. The submitted refuse vehicle tracking planning gives an indication of the junction arrangement which will require a 278 or 38 Agreement with HCC as the Highway Authority. This Agreement may also require a Traffic Regulation Order (as stated in Traffic Management Comments). The details of this junction could be conditioned but because of its affect on the existing on-street parking it would be more informative to the public if the proposed section 278 junction plan formed part of the application. I would also recommend that the junction is substantially constructed before work is started on site.

The following condition should be imposed;

- The roads , turning areas, cycle storage and car parking should be conditioned to be constructed as shown on the submitted layout plan.
- Details of the levels and construction of the highway should be submitted.
- A plan showing the proposed street lighting plan
- A plan showing the area of storage of material, operative parking and position of site offices/building.

Comment - The Development Engineer has agreed that it is appropriate in this case that the details of this junction can be conditioned and that the road can be completed pre-occupation rather than commencement of development.

Housing Needs Manager

This proposal would need to comply with Core Strategy policy CS9. 2 and provide

30-40% affordable housing on-site.

I believe that this site should be considered alongside proposals for two other development sites at Kingsclere Avenue and Holybourne Road which would deliver 100 units in total. At this point in time Portsmouth City Council have suggested that they could set aside a total of 36 (36%) units across two sites as their affordable housing obligation:

These homes will be available to those applicants registered on Hampshire Home Choice (HHC) with a local connection to the Havant Borough. It is expected that Havant Borough Council receive 100% nomination rights to the 36 unit affordable provision, however Portsmouth City Council are not Partners within HHC. At this stage details of the exact mechanism for nominations is yet to be confirmed, however Portsmouth City Council have agreed that these properties will be advertised through HHC which will be used to generate a short list of applicants from within the Havant and Leigh Park areas. Havant Borough Council will then provide these nominations to Portsmouth City Council to let the properties, subject to any checking procedures that Portsmouth City Council may need to satisfy. This mechanism will ensure that those affordable properties

secured by the S106 agreement will be available to Havant Borough Council HHC applicants.

Demand for affordable housing remains high in the Havant borough; currently there are 2045 households registered on Hampshire Home Choice seeking accommodation in our area. Of these over half are waiting for a one bedroom home whilst a further 648 are waiting for two bedrooms, 205 for 3 bedrooms and 82 for a 4+ bedroom home. Many of these are looking to down size which would in turn free up larger affordable homes that can be used more effectively by providing accommodation for families.

The homes will provide much needed accommodation in a popular location with good links to transport, health, education and amenity facilities.

1 and 2 bed apartments would be the preferable affordable provision in order to meet the needs of the borough.

It is possible that the apartments could be designated for more mature applicants, say over 55's, and in this case the inclusion of a lift would be of benefit for those residents with some mobility issues. In addition some of the ground floor properties could be made suitable for wheelchair users as a number have their own individual entrances. Should this application proceed to final development it will help to improve the supply of this very limited resource and at the same time help towards the overall housing numbers required by the Borough.

Comment: The applications have since been amended and the number of proposed units reduced. The Housing Manager has agreed with the amended affordable housing statement and that the total HBC allocations across the sites will be 33 and 25 units will be provided within this site.

Waste Services Manager

No concerns regard waste collection for this application.

Environment Agency

No objection in principle.

Open Space Society

No comments

Crime Prevention

No comments

Planning Policy

No comments

Traffic Management

If permitted, and the access road is to be adopted, on street parking restrictions on the access road and in the near vicinity will need to be considered and a Traffic Regulation order required to be undertaken both on the access road and in the near vicinity. The Traffic Management Team

therefore request that if the access road is to be adopted that provision is made for a sum no less than £3000 to be provided by the developer to be set aside to allow a TRO be processed within a three year period of the construction of the development.

If permitted, but the access road is not to be adopted, changes to the existing on street parking restrictions will need to be considered as a result and a Traffic Regulation order required to be undertaken in the near vicinity. The Traffic Management Team request that provision is made for a sum no less than £3000 to be provided by the developer to be set aside to allow a TRO to be processed within a three year period of the construction of the development.

Additionally, the Traffic Team offer to design and process a TRO for the developer as it is anticipated that parking will likely occur along the access road.

Comment - This bond has been included within the agreed S106.

Coastal Engineering

No Objection. Low flood risk

Engineering/Drainage

This application falls under the remit of the LLFA

Local Lead Flood Authority

Surface water drainage for major developments. We have reviewed the following information in relation to the planning application:

- Drainage Strategy Report

The proposals for surface water drainage meet the current standards/best practice in relation to surface water drainage.

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

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

This response has been provided using the best knowledge and information submitted as part of the planning application at the time of responding and is reliant on the accuracy of that information.

Comments - SUDS system should be conditioned to be constructed as submitted and the connection to drainage should be conditioned as SW are not satisfied with current

scheme.

County Ecologist

A nearby residential dwelling (situated only c.15m from the boundary of the application site) contains perhaps the largest known roost of serotine bats in the county (I am not aware of a larger one). It is therefore imperative that adequate survey effort has been deployed to enable a robust assessment of impacts and adequate mitigation measures to be designed and implemented.

The submitted Bat Mitigation Strategy (EcoSupport, February 2016) does include some useful recommendations such as 'bat corridors along the western boundary, the use of suitable native plantings to attract insects and the use of sympathetic lighting.

There is no lighting strategy submitted with the application. As lighting is perhaps the most significant of the potential impacts it will be essential that a fully-detailed strategy is secured by condition. The lighting strategy should include an assessment of predicted light spillage in three dimensions (i.e. showing heights) so that spillage onto adjacent trees can be judged. It should include full details of the lamp and luminaire types to be installed and how these have been chosen to avoid impacts.

Prior to the commencement of any development activities, a fully-detailed site lighting strategy for bats shall be submitted for approval to the Local Planning Authority. This strategy shall be informed by the recommendations detailed within the Bat Mitigation Strategy (EcoSupport, February 2016) unless otherwise agreed in

writing by the Local Planning Authority. Development shall then proceed in strict accordance with any agreed lighting strategy. Reason: to provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

The submitted Bat Mitigation Strategy also includes details of bat enhancement measures such as bat roosting units on new dwellings. This is a useful additional measure and I would recommend that these are also secured by condition.

Similarly, there are other ecological mitigation measures proposed for common reptiles and nesting birds and these can also be secured by condition.

Development shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Ecological Survey (EcoSupport, August 2015) and the Bat Mitigation Strategy (EcoSupport, February 2016) unless agreed in writing by the Local Planning Authority. Any such measures shall be implemented in accordance with the agreed details and secured in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: to provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

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

Number of neighbour notification letters sent: 50

Number of site notices: One

Statutory advertisement: Yes

Number of representations received: 4

Summary:

- a) Affordable housing figures do not add up. Housing officer must assess this provision not planners as this forms part of a negotiable S106. *The affordable housing numbers have been amended following the reduction of the overall housing numbers by 3 units. The Council's Housing team have been consulted throughout the process and have approved the provision*
- b) Over development of the site *see section 7*
- c) The five storey block of flats is too high in comparison with existing surrounding development. *This has been amended and reduced to 4 storeys*
- d) Inadequate on site and on street parking *see section 7*
- e) impact of additional traffic on surrounding roads during construction phase and in the future when dwellings are occupied- existing parking restrictions will need to be considered and the surveys do not take account of the intention to increase the intake of the Trosnant schools. *The site has been allocated for this level of new housing and the highway engineer has raised no objection*
- f) The local plan shows an inconsistent approach when considering site densities. *Each site must be considered on its own merits and the density of this site is appropriate given the context*
- g) The site is fully affordable which will not provide a mixed community as required by local and national policy *see section 7*
- h) The proposal does not address the limited sewerage capacity that exists in the area *This is a matter for SW and the application should be conditioned accordingly*
- i) Surface water flooding that has occurred within the south western corner of the site has not been considered or addressed. The site is often water logged and this must be taken into account within drainage solutions so that no off site water run off occurs *The LLFA is satisfied with the information submitted with regard to the management of surface water*
- j) loss of trees to the western boundary will impact wildlife *The county ecologist has been consulted and is satisfied with the plans and mitigation measures within the ecology report*
- k) No details of landscape maintenance have been set out for no build bat zone and there is a possibility that area could be used for fly tipping and residents will be able to access this area without restriction. *The site is subject to a S106 agreement that requires management of common parts*
- l) An existing tree (A11) needs crown lifting on all sides not just south and east *This is not a material consideration for this application*
- m) The wire mesh boundary between the site and Blendworth Crescent should be reinstated before any development commences. A new hedge line is not adequate in the short term. *The boundary treatments are considered to be acceptable and will be conditioned prior to occupation*
- n) the new buildings will be detrimental to the visual amenities of the area. *see section*

o) the development will affect outlook from and cause overlooking into the existing surrounding dwellings. *see section 7*

7 Planning Considerations

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

- (i) Principle of development
- (ii) Nature of Development
- (iii) Impact on the Character and Appearance of the area
- (iv) Residential and Neighbouring Amenity
- (v) Access and Highway Implications
- (vi) Flooding and Drainage
- (vii) The Effect of Development on Ecology
- (viii) Impact on Trees
- (ix) Crime Prevention
- (x) Contribution Requirements

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The site the subject of this application is allocated by Policy LP1 (L86) (Leigh Park Housing Allocations) of the adopted Havant Borough Local Plan (Allocations). This allocation is for 48 new homes and the principle of developing this area has therefore been established by the allocation of the site in the local plan.

7.3 The site has a moderate to low risk for archaeological finds and therefore the County Consultant archaeologist has requested standard conditions for the investigation and reporting of any finds within the site.

(ii) Nature of Development

7.4 The current application is for full planning permission with a single vehicular access off Blendworth Crescent. In respect to the residential floorspace and proposed density the following factors have been considered;

- The density of residential development
- The mix of dwelling sizes and tenures
- The design and layout of the residential development

The density of residential development

7.5 The application seeks 48 No. dwellings which equates to approximately 41 dwellings per hectare. Core Strategy policy CS9 states that planning permission will be granted for housing proposals which (amongst other matters) '*Achieve a suitable density of development for the location, taking account accessibility to public transport and proximity to employment, shops and services in addition to respecting the surrounding landscape, character and built form*'.

- 7.6 Supporting text of the Core Strategy paragraph 6.21 provides further guidance stating that:

The density of new housing will depend on its design and appropriateness to its location. As a guide the following minimum density thresholds have been developed using the Havant Borough Townscape, Landscape and Seascape Character Assessment and the levels of accessibility to a range of facilities:

*High Density – Minimum of 60 dwellings per hectare
Medium Density – Minimum of 45 dwellings per hectare
Low Density – Up to 45 dwellings per hectare*

Under this assessment, the density of development can be considered to be within the Low Density category.

- 7.7 Paragraph 6.23 makes it clear that *'It is not intended that density requirements should be too prescriptive as it is often a difficult balance between maximising the use of land and reflecting surrounding built character and the amenity of neighbouring residents. This is therefore best assessed through individual planning proposals through the development management process'*
- 7.8 The NPPF states that *'To boost significantly the supply of housing, local planning authorities should, (amongst other matters) set out their own approach to housing density.* Although this scheme represents a low density development, within an established urban area, the proposed density of 41 dph is considered to be an appropriate density given the restricted development area of the site; due to the easement required for the culverted drain and an area to the west of the site that cannot be developed as it provides a mitigation area for bats.

The Mix of Dwelling Sizes and Tenures

- 7.9 With regard to the type and size of proposed accommodation and its potential to create a mixed and integrated community, regard is to be had to Core Strategy policy CS9 which states that development should *'Provide a mix of dwelling types, sizes and tenures which help meet identified local housing need and contribute to the development of mixed and sustainable communities'*. Paragraph 6.24 states that a mix of dwelling types is sought from one and two bedroom flats to terraces and larger detached houses. In this case, the proposal comprises a mix of semi-detached and short terrace family dwellings and one bedroom and two bed roomed flats. This is considered to be an acceptable mix for this small site. The site is proposed to be 100% affordable and, whilst a mix of tenures is usually sought, the Borough's Housing Officer considers that the homes will provide much needed accommodation in a popular area with good links to transport, health, education and amenity facilities.
- 7.10 As detailed with section 3 of this report, 100% of the 95 dwellings proposed across the three Leigh Park allocation sites, (as submitted concurrently by PCC), would be affordable units and are proposed to be offered to those living within PO1-PO9 postcodes on Portsmouth City Council's Home Options List, with priority being given to those living in Leigh Park and Havant. LPA's policy requirement is for 30-40% to be allocated through Hampshire Home Choice, (HHC). Of the 95 new properties are being proposed across the three sites, 33 units (34.7%) across the Blendworth Crescent and Kingsclere Avenue site will be offered up to Havant Borough Council to comply with the locally agreed process for CS9.2 obligations. For the Blendworth site subject of this report 25 units are being offered through HHC and this would be

secured by means of a section 106 agreement.

The Design and Layout of the Development

- 7.11 The layout for the scheme has been informed by the position of the site in relation to the topography, trees, hedges and boundary screening and the nature and form of existing surrounding development. Detailed negotiations have taken place with the applicants in order to improve the urban design qualities of the originally submitted scheme, with particular regard to the character of the site layout in terms of the eastern half of the site and the relationship between the block of flats, proposed houses and large car parking area. The car parking area to the eastern tip of the site has been reduced in size and detailing has been included in order to improve the appearance of this aspect of the site through the improvement of the quality of the public realm via hardstanding detailing - this also assists the legibility of the site through changes in the paving used and the demarcation of parking areas.
- 7.12 The layout also reflects the irregular shape of the site, drain easement area and ecological constraints. Access into the site for the development is via Blendworth Crescent and a clearly defined and well established pedestrian route will be maintained through the centre of the site to the Trosnant Schools to the south. The dwellings and flats are set back within the site, essentially forming a pair of cul-de-sacs within each half of the site that are distinct from the wider linear pattern of development along Blendworth Crescent. The layout of the dwelling houses to the north of the site will to some degree mirror the layout, and relationship between the dwellings located directly north of the application site on Blendworth Crescent. The flattened part of the scheme is located within the site such that it relates to the school beyond and less to the existing pattern of residential development. The school building and main activity land face south, away from the application site thus reducing the impact of the 4 storeys proposed.

(iii) Impact on the Character and appearance of the area

- 7.13 The site currently is enclosed by existing development, limiting views from the wider area. The housing proposed will form a cul-de-sac character that forms a separate identity to the existing development. It is considered that the position of the houses, along with the flats, allows the use of materials and general design to differ from the existing vernacular. The red coloured bricks will still respect the local character whilst the introduction of weatherboarding will assist to form a cohesive and individual character for this development.

(iv) Residential and Neighbouring Amenity

- 7.14 The site is bounded to three sides by existing housing, save a gap on the northern side of the site where the improved access provision is to be located. The submitted plans show that the houses proposed will have a minimum of 10m rear garden distances, and first floor window to window distances would exceed the 20m minimum set out in the Council's Design Guidance, and this relationship is considered to be acceptable. Although the scheme will increase the density of the locality, it is in accordance with both local plan policies and the guidance within the NPPF.
- 7.15 In relation to concerns about overlooking and overbearing impacts, the separation distances proposed between existing and proposed dwellings accords with the Borough Design Guide and it is considered that an acceptable relationship between

dwellings is achieved. The proposed block of flats is situated to the southern side of the site and has been reduced in height by one storey following officer concerns about the impact of the flats on surrounding development. The layout meets the requirements of the Borough Design Guide which seeks, amongst other objectives, to ensure that new development is designed to appropriate standards.

- 7.16 With regard to the loss of the amenity space, the principle of housing development within this site has already been established through the local plan process and the identification of the site as a housing site within the adopted Allocations Plan.

(v) Access and Highway Implications

- 7.17 Access to the proposed residential development would be provided from the Blendworth Crescent access point to the field and the Development Engineer considers that this access is acceptable. The applicant will still be required to undertake a design check and complete a S278 agreement with HCC to provide the access road but it is not considered that these details need to be finalised prior to the issuing of planning permission; this access point is existing to some degree and there is no indication from HCC that they have any concerns about the deliverability of acceptable modifications to achieve the form of access necessary for the residential proposal. Also for this reason it is not considered appropriate to impose a condition requiring the junction to be substantially complete before construction commences; an appropriate condition will require this junction to be completed prior to occupation of the proposed dwellings.
- 7.18 Parking provision is provided to the front of the dwellings and within parking courts and numerically accords with the adopted standards.
- 7.19 PCC will be the management company for this site and have entered into a legal agreement accordingly including rights for public access.

(vi) Flooding and Drainage

- 7.20 The Environment Agency Flood Risk Map shows the development site is located in Flood Zone 1. Whilst development is considered appropriate for Flood Zone 1, in accordance with the Technical Guidance in the NPPF, a Flood Risk Assessment has been submitted together with a drainage strategy. The Technical Guidance states that developers and local authorities should seek opportunities to reduce the overall level of flood risk in the area and beyond through the layout and form of the development, and the appropriate application of sustainable drainage systems.
- 7.21 The surface water drainage has been assessed in the submitted Drainage Strategy Report and Flood Risk Assessment and the Local Lead Flood Authority has found the proposals to be robust and has requested that they be conditioned as submitted. The necessary works to join to the sewerage system can be requisitioned from Southern Water by the developer under separate legislation and Southern Water have requested a condition that the foul drainage details are to be submitted. The developer is satisfied with such a condition and is continuing to work on the drainage proposals.

(vii) The Effect of Development on Ecology

- 7.22 The application site is not covered by or adjacent to any statutory protected sites of nature conservation importance. The submitted Ecology Assessment identifies that no other protected sites are likely to be affected, and that the majority of the site is of

negligible value, though it is an important part of the batscape of the local area. The consultant ecologist has required that a lighting strategy to protect adjacent bat roosts is conditioned along with the findings of the ecological report which include that there shall be no development within a bat corridor along the western boundary edge of the site. Conditioning the submitted plans and ecology report are sufficient to protect this area of the site.

(ix) Impact on Trees

- 7.23 The submitted plans indicate the general retention of the existing trees. These are limited in number and located on or near the site boundaries. The landscape plan should be included within the approved plans list to ensure that accordance with this scheme is achieved and a protection of trees during construction condition should be included within a planning permission.

(x) Community Infrastructure Levy (CIL), Contribution Requirements and legal agreement

- 7.24 The residential element of the development will not be liable for CIL as all of the housing provision is affordable; additionally a S106 has been completed in respect to the following matters:-

- (i) The Travel Plan;
- (ii) Affordable Housing;
- (iii) A contribution in relation to traffic management if required;
- (iv) Employment and Skills Plan;
- (v) A contribution in respect to the Solent Recreation Mitigation Project;
- (vi) Management of the communal areas;
- (vii) SUDS bond

8 Conclusion

- 8.1 The submitted plans provide for a satisfactory form of development which achieves an acceptable impact on the character and appearance of the area, and the amenities of neighbouring properties. Technical requirements such as highway and drainage matters have been appropriately addressed at this stage, with conditions recommended where necessary. Relevant ecological interests have been taken into account also.
- 8.2 In summary, the proposed development is considered to comply with the Local Plan Core Strategy and Allocations documents, other adopted SPDs and the NPPF. As such the recommendation is for permission subject to a Section 106 Agreement and planning conditions.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00464 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsary Purchase Act 2004.
- 2 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.
Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 No development hereby permitted shall commence until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.
Reason: In the interests of the visual amenities of the area and the amenities of adjoining properties, and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 No development hereby permitted shall commence until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:
 - (i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;
 - (ii) The provision to be made within the site for a material storage compound and site office during site clearance and construction of the development.

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

Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 No development hereby permitted shall commence until plans and particulars

specifying the alignment, width, gradient and type of construction proposed for all footways, roads and individual accesses thereto (including all relevant horizontal cross and longitudinal sections) and the related provision to be made for street lighting and a programme for the implementation and making up of the same have been submitted to and approved in writing by the Local Planning Authority. The implementation and making up of the same shall be completed in full accordance with such plans, particulars and programme as are thus approved by the Authority.

Reason: To ensure that they are constructed to satisfactory standard and, where appropriate a standard which will enable them to be taken over as publicly maintained highways and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 No development hereby permitted shall commence until a fully-detailed site lighting strategy for bats shall be submitted for approval to the Local Planning Authority, this must include lighting during the construction period. This strategy shall be informed by the recommendations detailed within the Ecological Survey (EcoSupport, February 2016) unless otherwise agreed in writing by the Local Planning Authority. Development shall then proceed in strict accordance with any agreed lighting strategy.

Reason: To provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS11 of the Havant Borough Core Strategy March 2011.

- 7 No development hereby permitted shall commence until all trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 No development hereby permitted shall commence until the applicant has secured the implementation of a programme of archaeological assessment in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority. The assessment should initially take the form of a geophysical survey of the site, followed by trial trenches targeted on features identified by the geophysics, with further trenching located within any blank areas. All trenching within the blank areas should be targeted upon the footprints of the proposed new houses, flats, garages and car parks as well as along the route of the new access roads in order to ensure that any archaeological remains encountered are recognised, characterised and recorded.

Reason: The site is of archaeological significance and it is important that the opportunity should be afforded to excavate the site before development commences and having due regard to policy CS11 of the Havant Borough

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

- 9 No development hereby permitted shall commence until the applicant has secured the implementation of a programme of archaeological mitigation of impact, based on the results of the trial trenching, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.
Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 10 No dwelling hereby permitted shall be occupied until the car parking, cycle storage, servicing and other vehicular access arrangements related with that dwelling as shown on the approved plans hereby permitted shall be fully completed and made fully available for use prior to the occupation of the first residential unit.
Reason: In the interests of highway safety and the amenities of the area having due regard to policy CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 11 No dwelling hereby permitted shall be occupied until the junction arrangement into the site from Blendworth Crescent has been substantially constructed in accordance with plans as approved under a S278 or S38 agreement with the County Council.
Reason: In the interests of highway safety and the amenities of the area having due regard to policy CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 12 Development shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Ecological Survey (EcoSupport, August 2015) and the Bat Mitigation Strategy (EcoSupport, February 2016) unless agreed in writing by the Local Planning Authority. Any such measures shall be implemented in accordance with the agreed details and secured in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.
- 13 Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.
Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 14 The landscaping works shown on the approved plans [ref.GHD2092 Rev E Landscape Plan] shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements agreed or within 18 months of final occupation of the development hereby permitted, whichever is the sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its consent in writing to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 15 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design & Access Statement received 3 May 2016
Revised Choice Based Lettings Allocations received 11 August 2016
Disano Lighting Details received 27 May 2016
Ecology Survey prepared by ecosupport LTD received 3 May 2016
Arboricultural Development Statement ref CBA10552v1C received 3 May 2016
Drainage Strategy prepared by Rushby Brewer drwg. no PMC238 rev P4 received 3 May 2016
Drainage Reports 1 to 3 prepared by Rushby Brewer received 3 May 2016
Bat Mitigation Report prepared by ecosupport LTD received 3 May 2016
External Electrical Services Plan 1 received 12 May 2016
External Electrical Services Plan 2 received 12 May 2016
Flood Risk Assessment received Rushby Brewer received 3 May 2016
Heritage Statement prepared by Wessex Archaeology received 3 May 2016
Land Contamination Assessment prepared by Ridge Property and Construction Consultants received 5 May 2016
Sustainability Report prepared by SRE received 5 May 2016
Transport Statement prepared by Connect Consultants received 5 May 2016
Landscape Management Plan rev. E prepared by Garden House Design received 22 June 2016
Landscape Plan Rev E prepared by Garden House Design received 30 August 2016
Landscape Specifications Plan prepared by Garden House Design received 30 August 2016
Site Plans drwg.no PD101 rev G received 19 August 2016
House Type Plans drwg.no PD110 rev A received 5 May 2016
Ground and First Floor Flat Plans drwg.no PD111 rev A received 5 May 2016
Third and First Floor Flat Plans drwg.no PD112 rev A received 5 May 2016
Elevations Plots 1-6 drwg.no PD114 rev B received 8 July 2016
Elevations Plots 7-10 drwg.no PD115 rev B received 8 July 2016
Elevations Plots 11-15 drwg.no PD116 rev B received 8 July 2016
Elevations Plots 16-20 drwg.no PD117 rev C received 19 August 2016
Flat Elevations 1 of 2 drwg.no PD118 rev B received 8 July 2016
Flat Elevations 2 of 2 drwg.no PD119 rev B received 8 July 2016
Street Scenes drwg.no PD120 rev E received 19 August 2016

Reason: - To ensure provision of a satisfactory development.