

PLANNING & AFFORDABLE HOUSING STATEMENT

RESERVED MATTERS PURSUANT TO APP/19/00007

CAMP FIELD, BARTONS ROAD, HAVANT

Prepared by Pro Vision on behalf of Redrow Homes Ltd

May 2021

RESERVED MATTERS PURSUANT TO APP/19/00007 CAMP FIELD, BARTONS ROAD, HAVANT
PLANNING & AFFORDABLE HOUSING STATEMENT
PROJECT NO. 50947

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1.0 Introduction

- 1.1 This statement has been prepared on behalf of the applicant, Redrow Homes Ltd, in support of an application for the approval of the remaining reserved matters for the development of 70 dwellings on land off Bartons Road, Havant. The application site crosses the boundary between Havant Borough Council (HBC) and East Hampshire District Council (EHDC) and therefore a duplicate application for the remaining reserved matters is submitted to EHDC.
- 1.2 The remaining Reserved Matters (RM) listed under Condition 02 of the outline planning consent (ref.APP/19/00007) are layout, scale, appearance and landscaping. It also covers other matters required in connection with a number of planning conditions attached to the outline consent, and for which approval is sought.
- 1.3 Outline planning permission (OPP) approved the means of access in detail, along with the principle of housing development on this site.
- 1.4 Site plans, floor plans, elevations and sections have been prepared by Thrive Architects to support the proposals¹. A number of other documents have been prepared in support of the application, namely:

Document	Prepared by	Ref.	Rev.
Design & Access Statement	Thrive Architects	REDR200818 DAS-01	#
Surface Water Drainage Statement	MJA Consulting	AMc/21/0154/6368	A
Drainage Layout	MJA Consulting	6383-801	PL4
Levels Layout	MJA Consulting	6383-802	PL5
Visibility Plan	MJA Consulting	6383-803	PL4
Longitudinal Sections – Sheet 1	MJA Consulting	6383-810	PL1
Longitudinal Sections – Sheet 2	MJA Consulting	6383-811	PL1
Attenuation Basin Cross Sections	MJA Consulting	6383-825	PL1
Refuse Vehicle Tracking	MJA Consulting	6383-850	PL4
Fire Tender Tracking	MJA Consulting	6383-851	PL4
Highway Adoptions Plan	MJA Consulting	6383-860	PL4
Street Lighting Plan	MJA Consulting	6383-861	PL4
Tree Survey & AIA	RPS	JSL3850_770	#
Landscape Masterplan	RPS	JSL3850_100	D
Site Entrance	RPS	JSL3850_105	D
Orchard & Buffer Planting Proposals	RPS	JSL3850_110	D
Hard Landscaping Proposals	RPS	JSL3850_200	B
Tree Pit Details	RPS	JSL3850_400	#
Soft Works Proposals 1 of 3	RPS	JSL3850_501	B
Soft Works Proposals 2 of 3	RPS	JSL3850_502	B
Soft Works Proposals 3 of 3	RPS	JSL3850_503	B
Tree & Shrub Palette	RPS	JSL3850_550	A
Ecological Assessment	RPS	ECO01516	#
Geo-Environmental Site Investigation	BRD Environmental	BRD3818-OR2	C

Table 1

¹ See drawing issue sheet ref.REDR200818

1.5 These documents should be read in conjunction with this statement.

2.0 Site & Surrounds

- 2.1 The application site (known as “Camp Field”) comprises approximately 4.6ha of agricultural land on the eastern side of Havant.
- 2.2 The application site crosses the boundary of two local planning authorities (LPA) and is therefore administered by both Havant Borough Council (HBC) and East Hampshire District Council (EHDC). A parallel application for the RM has been submitted to EHDC. Land within EHDC will remain undeveloped with the exception of a community orchard and landscaping.
- 2.3 The application site lies:
- to the north of Barton’s Road;
 - to the west of The Oaks Crematorium and the Spire (private healthcare facility);
 - to the east of housing recently constructed by Linden Homes; and
 - to the south of woodland.
- 2.4 The land slopes down from north to south, and from east to west. The eastern end of the southern boundary with Bartons Road is open and unplanted, whilst the western end of the Bartons Road frontage comprises a row of trees. An important group of isolated mature trees crosses the centre of the application site from north to south.
- 2.5 An existing foul water sewer is known to cross the application site from west to east. However, the easement is broadly unaffected by the development proposals²
- 2.6 There is an existing vehicular access to the Crematorium which will be remodelled as part of the approved OPP to provide access to the development site. Provision will be made for continued access to the Crematorium.
- 2.7 There are a number of larger properties (some divided into apartments) set within large, wooded grounds to the south of Bartons Road. There is also new residential development in the grounds of Eastleigh House. There is a development of 175 dwellings south of Bartons Road which is currently under construction³.

² The easement crosses the easternmost extent of the site subject of this application – the layout has been designed so that no built form is affected

³ Bellway Homes (HBC ref.APP/18/00453)

3.0 Planning History

3.1 Outline planning application for up to 72 new homes and associated works was submitted to Havant Borough Council⁴ (HBC) in January 2019.

3.2 The description of development was:

“Outline Application for access with all other matters reserved, for up to 72 new homes plus associated green infrastructure including community orchard”

3.3 A parallel outline planning application for the green infrastructure associated with the proposed housing was also submitted to East Hampshire District Council⁵ (EHDC). Members of the HBC Development Management Committee resolved to grant outline consent for the proposal in October 2019 subject to completion of a legal agreement.

3.4 An agreement pursuant to Section 106 of the Town & Country Planning Act 1990 was signed and completed on 2 October 2020.

3.5 Outline planning permission (OPP) was granted by both local planning authorities (LPA) in decision notices dated 5 October 2020.

Non-Material Amendment

3.6 An application for a non-material amendment (NMA) was submitted to HBC by the applicant in April 2021⁶ to amend the wording of condition #4 of the extant OPP (ref. APP/19/00007) which required the provision of 72 dwellings. The need for this amendment arose following a detailed assessment of the relevant constraints to development, as the applicant prepared an application for the remaining RM based on delivery of 70 dwellings.

3.7 The NMA was approved by the LPA in a decision dated 29 April 2021. The corresponding OPP granted by EHDC did not condition the total number of dwellings and hence no NMA of the EHDC approval was required.

Legal Agreement

3.8 The Legal Agreement associated with the OPP comprises nine main parts.

3.9 Schedule 1 requires that 30% of the dwellings approved under the Reserved Matters will be affordable housing. The applicant is not permitted to occupy more than 25 open market dwellings until 11 of the affordable dwellings are complete, ready for occupation and transferred to a Registered Provider (RP). Further, no more than 30 open market dwellings may be occupied until 100% of the affordable housing is available for occupation.

⁴ HBC ref.APP/19/00007

⁵ EHDC ref.53322/003

⁶ HBC ref.APP/21/00300

- 3.10 Schedule 2 requires the written approval of a proposal for the creation of a Management Company prior to commencement.
- 3.11 Schedule 3 secures the provision of a Travel Plan to be approved in writing prior to occupation of any dwelling.
- 3.12 Schedule 4 secures payment of a financial contribution towards the Solent Recreation Mitigation Strategy (SRMS) prior to commencement.
- 3.13 Schedule 5 ensures that details of green infrastructure (open space, community orchard) and ecological mitigation (bat boxes, nutrient mitigation) must first be approved in writing prior to commencement.
- 3.14 Schedule 6 covers all miscellaneous matters such as Notice of commencement, monitoring fees and public access. It also secures provision of a financial contribution towards a community project worker, with 50% payable on 1st occupation and 50% payable prior to occupation of the 37th dwelling, and a further contribution towards health prior to disposal of any dwelling.
- 3.15 Schedule 7 requires the developer to enter into a Highways Agreement with Hampshire County Council (HCC) for Highway Works prior to commencement. Occupation of any dwelling is not permitted until the Highway Works have been completed. A Highways contribution is also required with 50% payable prior to commencement and 50% payable prior to practical completion of 54 dwellings.
- 3.16 A financial contribution towards education is required prior to disposal of any dwelling.
- 3.17 Schedule 8 sets out HBC and EHDC's covenants with the developer.
- 3.18 Schedule 9 sets out HCC's covenant with the developer.

Pre-application Advice

- 3.19 The applicant has been engaged with the LPA with regard to the RM in advance of the submission of this application. A letter dated 4th December 2020 sets out the LPA's preliminary view of the proposals that were submitted.
- 3.20 In commenting on the layout submitted for pre-application advice, the Housing officer noted a significant departure from the OPP layout. It was requested that affordable units are better distributed throughout the site where practicably possible.
- 3.21 The affordable housing layout has been amended to address these comments.
- 3.22 Natural England also noted that a nitrate budget has been agreed as part of the OPP and advised that if the total number of dwellings changes at RM stage, the budget should be revisited along with the appropriate assessment.

- 3.23 The RM layout proposes 70 dwellings (a net reduction of 2 dwellings) and the budget has been amended accordingly.
- 3.24 Further, the County Ecologist recommended that the applicant seeks additional ecological advice to inform the revised layout/proposals. The applicant has engaged an ecological consultant who has contributed to the RM proposals accordingly.
- 3.25 The RM layout makes provision for the public foul sewer which crosses the site, referred to in the advice from Southern Water.

4.0 Proposal

- 4.1 This application seeks approval for the layout, scale, appearance and landscaping of the development, which comprises the construction of 70 residential dwellings with associated private and communal amenity space, roads, garages, parking, internal roads, pathways, sustainable urban drainage and associated landscaping.

Access

- 4.2 As approved by the outline planning permission, the principal vehicular access would be taken from Bartons Road at the south-eastern extremity of the site. An emergency vehicle access also links the site to Bartons Road in the south-west corner of the site, whilst making provision for pedestrian and cycle connectivity at the same time. The proposed layout makes provision for potential future access to land to the north which is being promoted for residential development in the emerging EHDC Local Plan.

Layout

- 4.3 The general parameters of the proposed layout are informed by the illustrative layout submitted as part of the outline planning application. The layout evolved following pre-application discussions with officers prior to this submission. Key influences to the layout include retained access to the crematorium, mature trees within and adjacent to the site, site levels, surface water drainage management and utility easements.
- 4.4 Within the site, a logical system of roads and footpaths will provide access to homes and spaces through the development, as well as potential future development.
- 4.5 The development comprises a mix of 2, 3 and 4 bedroom homes.
- 4.6 Details are provided on the application drawings prepared by Thrive, and described in the supporting Design & Access Statement (DAS). The development in its entirety comprises a suburban neighbourhood at a density that will reflect the character of the surrounding area and provide homes that are responsive to the needs of the local area.
- 4.7 Car parking and cycle parking for residents and visitors has been designed to accord with the Council's standards as follows:

Type	Cars (spaces per dwelling)	Bicycles (spaces per dwelling)
1 bed flat/maisonette	1	1
2 bed flat	1	1
2 bed house	2	2
3 bed house	2	2
4 bed house	2	3

Table 2

Scale

- 4.8 In terms of the scale and massing of the buildings, the scheme has been designed to reflect the character of the immediate area, with all dwellings being two storeys in height. All proposed dwellings feature traditional pitched roofs.

Mix

- 4.9 The scheme provides 21 affordable dwellings and 49 private dwellings. A summary schedule of accommodation is set out below (Table 3). An affordable housing statement is provided in Section 7 of this statement.

Type	1b flat	2b flat	2b house	3b house	4b house	Total
Affordable	6	0	9	5	1	21
Market	0	0	10	16	23	49
Total	6	0	19	21	24	70

Table 3

Appearance

- 4.10 The Design & Access Statement (DAS) prepared by Thrive Architects describes the appearance of the development.

Landscape

- 4.11 Key established trees, vistas, and the relationship with existing hedgerows and a woodland edge, in conjunction with the sustainable urban drainage features, have informed a layout which will provide attractive spaces and views, as well as functional public open spaces, within the development.
- 4.12 Key landscape features include a central open space with a large feature tree retained, and a landscaped green edge to the development which delivers a dark corridor, in collaboration with the surface water and ecological requirements of the site. Homes will face onto the central greenspace, creating the sense of a 'village green'.
- 4.13 A detailed hard and soft landscape scheme, prepared and presented by RPS, is included with the application. The landscape scheme also provides details on boundary treatments and the future management and maintenance of proposed planting and the existing site boundary hedgerows.
- 4.14 The application is also informed by a Tree Survey and Arboricultural Impact Assessment (AIA). Also prepared by RPS, this demonstrates how the trees to be retained within the development will be protected during construction and integrate well with the development to provide a long-term amenity for residents and the wider community.

Ecology

- 4.15 This application is supported by an updated Preliminary Ecological Appraisal (PEA) prepared by RPS which demonstrates how the proposed layout and scale of the development responds to the ecological matters that were raised in the outline planning application and the associated decision and planning obligation. It reconfirms that the site has limited potential to support nesting birds and commuting/foraging bats. There is some potential for foraging badgers and precautionary measures are recommended.
- 4.16 Enhancement recommendations outlined within the report include:
- Native shrub planting;
 - Designing and planting of SuDS;
 - Creation of wildflower habitat;
 - Planting of an orchard;
 - Tree and shrub planting; and
 - Inclusion of bat and bird boxes.

Conditions

- 4.17 The OPP was granted subject to 34 conditions. This application for the remaining RM includes detailed information which seeks to address the following conditions:
- 4.18 **Condition #5** – a finalised Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan has been prepared by RPS (ref.JSL3850_770).
- 4.19 **Condition #7** – a detailed soft landscaping scheme has been prepared by RPS using the following plans:
- JSL3850_100D Landscape Masterplan
 - JSL3850_110D Orchard & Buffer Planting Proposals
 - JSL3850_400 Tree Pit Details
 - JSL3850_501B Soft Works Proposals 1 of 3
 - JSL3850_502B Soft Works Proposals 2 of 3
 - JSL3850_503B Soft Works Proposals 3 of 3
 - JSL3850_550A Tree & Shrub Palette
- 4.20 **Condition #8** – details of all foul and surface water drains are provided in the Surface Water Drainage Statement (ref.6368A) and the Drainage Layout (ref.6383-801_PL4) prepared by MJA Consulting.
- 4.21 **Condition #10** – details of all boundaries are provided in the Hard Landscaping Proposals (ref. JSL3850_200_B) prepared by RPS.
- 4.22 **Condition #13** – details of all existing and finished floor levels, and site levels are provided on the Levels Layout plan (ref. 6383-802_PL5) prepared by MJA Consulting.

- 4.23 **Condition #15** – details of all movement corridors to be constructed to adoptable standards are provided in the following plans:
- 6383-803_PL4 Visibility Plan
 - 6383-810_PL1 Longitudinal Sections Sheet 1
 - 6383-811_PL1 Longitudinal Sections Sheet 2
 - 6383-860_PL4 Highway Adoptions Plan
 - 6368A_Surface Water Drainage Statement
 - 6383-801_PL4 Drainage Layout
- 4.24 **Conditions #17; #18; #19** – archaeological investigation is ongoing. Details will be submitted to address these conditions following submission of the RM.
- 4.25 **Conditions #21 & #32** – details of external lighting are provided on the Street Lighting Layout plan (ref. 6383-861_PL4) prepared by MJA Consulting.

5.0 Development Plan & Other Material Considerations

5.1 Section 38 (6) of the Planning and Compulsory Purchase Act, 2004 requires that in making any determination under the Planning Acts, Local Authorities shall make the determination in accordance with the policies of the Development Plan unless material considerations indicate otherwise.

5.2 The Development Plan for Havant Borough Council comprises the following documents:

- Havant Borough Council Adopted Core Strategy (2011)
- Havant Borough Local Plan – Allocations (2014)

5.3 Relevant policies of the Core Strategy include:

- CS1 (Health and Wellbeing)
- CS8 (Community Safety)
- CS9 (Housing)
- 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)
- CS21 (Developer Requirements)
- DM8 (Conservation, Protection and Enhancement of Existing Natural Features)
- DM10 (Pollution)
- DM11 (Planning for More Sustainable Travel)
- DM12 (Mitigating the Impacts of Travel)
- DM13 (Car and Cycle Parking on Residential Development)

5.4 Relevant policies from the Allocations document include:

- HB1 (Havant and Bedhampton Housing Allocations)
- AL1 (Presumption in Favour of Sustainable Development)
- DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

5.5 Section 70 (2) of the Town and Country Planning Act 1990 requires that all material considerations are taken into account. The following documents are material considerations relevant to this application:

- The National Planning Policy Framework (NPPF);
- The National Planning Practice Guidance (NPPG);
- Emerging policy – draft Havant Borough Local Plan 2036 (DHBLP)

- Borough Design Guide (2011)
- Housing SPD (2011)
- Parking SPD (2016)(updated 2019)

NPPF

- 5.6 The NPPF sets out the Government's planning policies for England and how these should be applied. The sections of most relevance to this application, noting that the principle of development and access has already been established, are summarised below.
- 5.7 Paragraph 2 states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.8 Paragraph 7 of the Framework indicates that the purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions to achieve sustainable development: Economic, Environmental and Social.
- 5.9 Paragraph 11 seeks to apply the presumption in favour of sustainable development.
- 5.10 Paragraph 38 requires LPA to approach decisions on proposed development in a positive and creative way. It goes on to state that LPA should work pro-actively 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.
- 5.11 Paragraph 59 emphasises the Government's objective to significantly boost the supply of housing.
- 5.12 Paragraph 68 recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area as they can be built out quickly.
- 5.13 Paragraph 127 aims to ensure that developments respond to local character and should be visually attractive as a result of good architecture and appropriate landscaping.

NPPG

- 5.14 The Government's planning practice guidance seeks to assist with how the National policy should be interpreted and applied.

Draft Havant Borough Local Plan 2036

- 5.15 The DHBLP was submitted for Examination on 12 February 2021. Pre-application advice (and the Policy consultation response to the recent application for a NMA) confirms that the Emerging plan carries limited weight ahead of its adoption. However, it acknowledges that OPP was underpinned by the allocation of the site in the emerging plan. Hence there is an expectation for proposals to consider the latest provisions, such as minimum densities, internal space standards, requirements for housing mix, open space and food growing

provision, and expectations for electric vehicle charging points, as well as the future management of the site.

5.16 Relevant policies from the Emerging plan include:

- DR1 Delivery of Sustainable Development
- ING1 Effective Provision of Infrastructure
- ING2 Improving Transport Infrastructure
- ING3 Transport and Parking in New Development
- ING5 Future Management and Management Plans
- E1 High Quality Design
- E2 Health and Wellbeing
- E3 Landscape and settlement boundaries
- E9 Provision of public open space in new development
- E12 Low Carbon Design
- E14 Local Ecological Network
- E15 Protected Species
- E16 Solent Special Protection Areas
- E18 Trees, hedgerows and woodland
- E19 Managing flood risk in new development
- E20 Drainage infrastructure in new development
- E21 Aquifer Source Protection Zones
- E22 Amenity and Pollution
- E23 Air Quality
- E24 Contamination
- H1 High quality new homes
- H2 Affordable Housing
- H3 Housing Density
- H4 Housing Mix
- H18 Camp Field, Bartons Road

5.17 Emerging policy H18 makes provision for ‘about 90 dwellings’ at Camp Field, Bartons Road (the application site) subject to various criteria and technical information.

Borough Design Guide

5.18 The Supplementary Planning Document (SPD) aims to provide detailed information to supplement Policy CS16 of the Core Strategy, to raise the standard of design across the Borough, and set out what the Council expects developers to deliver in terms of the design of new developments and how the distinctive character and qualities of the Borough should be respectfully improved and enhanced through development.

Housing SPD

- 5.19 The Housing SPD sets out current policy and explores alternative flexible approaches that could enable the supply of affordable homes to meet local needs.

Parking SPD

- 5.20 This SPD sets out the Council's off-street parking standards relating to new development in the Borough. Proposals should not have an adverse impact on the built environment, street congestion, road safety issues or create tensions within a community. The SPD includes design advice which demonstrates how car parking should be integrated into a high-quality external space that is accessible to all.

6.0 Affordable Housing Statement

6.1 Policy CS9 (Housing) of the adopted Core Strategy states that housing proposals of 15 dwellings or more should achieve an Affordable Housing provision of 30-40%. The OPP secured a 30% provision of affordable housing on site totalling 22 units, with the mix of units and tenure unresolved for future negotiation.

6.2 The pre-application enquiry response dated 4 December 2020⁷ established that the LPA preference would be for affordable units to be *distributed throughout the site where practicably possible*.

6.3 The Council's Housing officer went on to conclude:

"In summary Havant Borough Council Housing would support this application for much needed affordable housing in our area, but would need confirmation of:

- *Number, size, and type of dwelling proposed as Affordable;*
- *Tenure split;*
- *Possible change of location to some of the affordable homes"*

6.4 Following NMA approval for the reduction in overall housing, the RM layout proposes a total of 70 dwellings comprising 21 affordable units. The proposed tenure of the respective units is shown on drawing ref. REDR200818-AHL.01-A and the accommodation schedule ref. REDR200818 Acc Schedule-SL01-A. These documents show that this application presents a 70:30 tenure split of affordable accommodation, resulting in 15 affordable rented units and 6 shared ownership units. The mix is summarised in Table 4.

	1b flat	2b flat	2b house	3b house	4b house	Total
Affordable Rent	6 (29%)	0	8 (38%)	0	1 (5%)	15 (71%)
Shared Ownership	0	0	1 (5%)	5 (24%)	0	6 (29%)
Total	6	0	9	5	1	21

Table 4

6.5 The proposal provides affordable homes in a mix of flats (6) and houses (15). This allows for a range of accommodation to meet the differing needs of a range of households. This accommodation will provide a significant contribution towards those households on the waiting list for affordable accommodation, providing 6 x 3 and 4 bedroom homes suitable for family occupation in addition to the smaller 1 and 2 bedroom properties more suited to smaller households in housing need.

6.6 The proposed affordable housing mix is proportionate to the need identified within the 2020 Specialist Housing Paper (SHP).

6.7 Following advice given at the pre-application stage, the tenure layout submitted with the application (drawing reference REDR200818-AHL.01-A) shows how the affordable homes are

⁷ HBC ref. GEN/20/00876

proposed to be clustered in two distinct groups across the site. This arrangement fully integrates the affordable housing with the private accommodation, whilst providing clusters of accommodation that can be appropriately managed by the registered provider (RP).

- 6.8 The RM proposals secure a 30% provision of affordable housing on site totalling 21 units, including a mix of units and tenure in accordance with the s106 and pre-application advice. The housing mix and tenure layout of affordable housing proposed, demonstrates compliance with the approved outline application, current housing need and the aspirations of future provision and management of the affordable housing provider. In providing a 70/30 tenure split, the development will provide long term benefits to the rented and shared equity housing market within Havant.

7.0 Planning Assessment

- 7.1 Outline planning permission for 70 homes and access has already been established.
- 7.2 This application for approval of the remaining reserved matters seeks to respond to those matters arising from the outline permission; from pre-application engagement with LPA, the requirements of Development Plan and material considerations – specifically emerging policy H18 on which the OPP relied.
- 7.3 Emerging Policy H18 states that a residential development of about 90 dwellings will be permitted on land at Camp Field, Bartons Road where (H18a) sufficient information is submitted to address the site-specific planning considerations. These considerations include:
- 7.4 **Heritage** – the site does not form part of a conservation area nor is it within the setting of a listed building. An Archaeological Desk-based Assessment (prepared by Orion Heritage Ltd) was submitted to support the outline application. This concluded that the likely significance of any buried remains within the site would be ‘low’ and recommended no further action necessary. Nevertheless, conditions #17, #18 and #19 of the OPP seek the implementation of a programme of further archaeological work in accordance with a Written Scheme of Investigation (WSI) prior to commencement.
- 7.5 **Arboriculture** – the OPP was supported by a tree constraints plan and a tree protection plan. These documents informed the illustrative layout. This layout has been refined as part of this RM submission and is informed by an updated tree survey and AIA prepared by RPS (see Table 1).
- 7.6 **Transport** – the OPP was supported by a Transport Assessment (TA) and Travel Plan (TP) prepared by Charles Associates. The TA and TP gave due consideration to suitability of the location for development and to the future potential development of up to 78 additional dwellings within the area to the north, administered by EHDC. They concluded that the location and the proposed access is appropriate for up to 150 dwellings in total. The OPP approved details of the proposed access and as such access proposals are not revisited as part of the RM. Further information relating to visibility, swept path analysis, and adoption has been prepared by MJA Consulting and is submitted with the RM.
- 7.7 **Flood Risk** – the OPP was supported by a Flood Risk Assessment (FRA) prepared by Charles Associates. This notes that the site is located in Flood Zone 1. The FRA concludes that there is a low probability of flooding (from all sources) and the safety of people is considered acceptable in all foreseeable flood events.
- 7.8 **Drainage** – This RM application is supported by a detailed Surface Water Drainage Strategy prepared by MJA Consulting Engineers. Storm runoff will discharge to an attenuation basin whereupon flows will be controlled via a small outlet before outfalling to a lower cellular tank. Flows are then controlled further before discharging to the adjacent watercourse. The system has been tested for an extreme storm event of 100 year + 40% climate change. The combined storage has been designed to accommodate the necessary storage volumes to manage a 1:100 year storm event, plus an extra allowance of 40% for climate change.

- 7.9 **Landscape** – the OPP was supported by a Landscape & Visual Impact Assessment (LVIA) prepared by Terra Firma. The LVIA concluded that if designed and implemented to the highest design standards suggested in terms of contextualised housing stock, green infrastructure and more general landscape design, the effects of the loss of this relatively small section of agricultural farmland will be relatively limited in all aspects, confined largely to the site itself and views from roads immediately adjacent. It adds that this would be an inevitable consequence of the site’s allocation for housing development.
- 7.10 This RM is supported by extensive soft and hard landscaping proposals prepared by RPS.
- 7.11 **Noise** – the OPP was supported by a Noise Impact Assessment (NIA) prepared by Clarke Saunders Acoustics. Noise levels were assessed with reference to the relevant guidance set out in BS8223:2014 *Guidance on sound insulation and noise reduction for buildings*. The RM proposals have adopted the recommended mitigation measures including close-boarded fencing and double glazing. The acoustic performance of the external building fabric will also meet BS8223:2014 standards as recommended for indoor ambient noise levels for dwellings, especially in relation to living rooms and bedrooms⁸.
- 7.12 **Ecology** – the OPP was supported by a Biodiversity Mitigation and Enhancement Plan prepared by The Ecology Co-op.
- 7.13 The RM scheme has adopted the recommended mitigation measures appropriate to the development site. Further, the RM is supported by an updated Preliminary Ecological Appraisal (PEA) prepared by RPS which demonstrates how the proposed layout and scale of the development responds to the ecological matters that were raised in the outline planning application. It reconfirms that the site has limited potential to support nesting birds and commuting/foraging bats. There is some potential for foraging badgers and precautionary measures are recommended.
- 7.14 Emerging policy H18 goes on to state (H18b) that development should not prejudice the potential for future development of the land to the north in East Hampshire District, including considering infrastructure capacity to serve the wider site. The RM layout makes provision for potential future growth to the north in accordance with this policy.
- 7.15 **Access** arrangements to this site (H18c) were considered and approved at the outline stage and is not therefore a reserved matter for consideration. The approved scheme has regard to the proposed Southleigh Strategic Site Link Road (KP5); access to Land South of Bartons Road (Adopted Allocation & Emerging policy H16); and the existing crematorium access road.
- 7.16 **Bats** – the proposed layout includes appropriate mitigation measures, including buffers, for Bechstein’s bat (H18d) in line with Emerging policy E15. This is discussed further in the submitted PEA prepared by RPS.

⁸ during the day (07:00 to 23:00) 35 dB L Aeq, 16 hour and at night (23:00 to 07:00) 30 dB L Aeq, 8 hour for bedrooms

- 7.17 The development will enhance the local ecological network (H18e) through the preservation of existing green corridors and the creation of new green spaces which will achieve net gain over the existing agricultural field.
- 7.18 The proposed development is approximately 1.75km from the boundary of the South Downs National Park (NP). The Principle of development in this location has been established by the OPP and therefore the development is not considered to have an adverse impact on the special qualities of the NP (H18f). Similarly, no objection to the OPP was raised by Hampshire County Council (HCC) regarding the suitability of the site for the extraction of minerals (H18g).
- 7.19 The proposed design and layout has been prepared in collaboration with the operators of the crematorium to ensure that it remains a tranquil place. A landscape buffer is provided between the development and the crematorium access road. The development is sufficiently detached from the ancient woodland and SINC designations in accordance with H18h.
- 7.20 The proposed design and layout also:
- provides safe access to the site, taking into account arrangements for surrounding allocations / development sites;
 - enables easy access for pedestrians and cyclists to existing and planned routes;
 - provides on-site public open space and community food growing provisions in line with Policy E9;
 - creates links and improves access to nearby greenspaces and natural areas;
 - retains and integrates the protected trees; and
 - provides an appropriate easement for existing sewerage infrastructure.

8.0 Conclusion

- 8.1 The principle of development of this site on land at Camp Field, north of Bartons Road, Havant for 72 dwellings with access has been established through the outline planning permission.
- 8.2 This Reserved Matters application seeks approval of the layout, scale, appearance and landscaping of for the approved development of 70 dwellings. The proposals incorporate with associated private and communal amenity space, roads, garages, parking, internal roads, pathways, sustainable urban drainage and associated landscaping together with the arrangements for the delivery of 21 of the dwellings as affordable homes.
- 8.3 A parallel application has been submitted to EHDC because the application site straddles the administrative boundary of both HBC and EHDC.
- 8.4 The proposed layout has been influenced by detailed consideration of the same constraints and opportunities which informed the illustrative site layout approved by the OPP. Key influences to the layout include:
- key tree groups within and adjacent to the site;
 - site levels;
 - sustainable urban drainage features;
 - utility easements;
 - retained access to the crematorium; and
 - the general character of the surrounding area.
- 8.5 The layout evolved following pre-application discussions with officers prior to the RM submission.
- 8.6 Within the site, a logical system of roads and footpaths will provide access to homes and spaces through the development, as well as potential future development to the north.
- 8.7 The density, scale and massing of the proposal reflects the suburban character of the local area. The development will provide an attractive living environment for a wide range of households, with spacious private and public amenity spaces (including some homes facing onto the central greenspace, with a large feature tree retained, creating the sense of a 'village green'); attractive buildings and surfaces; good quality homes and the amenity provided by the existing and proposed trees and landscape; and a landscaped green edge to the development which delivers a dark corridor, in collaboration with the surface water and ecological requirements of the site.
- 8.8 The proposal comprises two storey dwellings and maisonettes, providing a mix of one, two, three and four bedroom homes, with 21 of those provided as affordable units (30% in accordance with the s106 Agreement), including 1, 2, 3 and 4 bedroom homes that will be available for affordable rent or shared-equity purchase.
- 8.9 The design responds to the character and scale of the surrounding area and provides an appropriate transition between the existing built-up area of Havant and the countryside. The

layout has been designed to facilitate access to, and appropriately relate to, any future development which may be developed on adjacent land to the north.

- 8.10 The proposal will provide a development which has been carefully formed using the principles of the outline application and its approved documents. The design responds directly to comments made by Officers at pre-application stage and accords with the principles approved through the outline planning permission and accords with relevant local and national planning policy.
- 8.11 Subject to the approval of these reserved matters the site will deliver a high-quality development of 70 new homes, including 21 affordable homes, within the next five years to boost the Borough's housing land supply.
- 8.12 The development is in accordance with the detailed policies of the Development Plan including the emerging site allocation (policy H18) and the NPPF paragraph 11 presumption in favour of sustainable development applies. In those circumstances the development proposals should be approved without delay.