

Ark Environmental Consultancy Limited
49 Rosaville Road
Fulham
London
SW6 7BN

July 2021

To whom it may concern,

Re: 16 Selborne Avenue, Havant, PO9 4PX

Update based on consultation and emails with Tina Pickup

Introduction

We are the appointed flood risk and drainage consultants as part of the new 16 Selborne Avenue, Havant, PO9 4PX (the “subject site”) project team. We have comprehensive experience of working with clients and council officers in order to demonstrate a scheme can indeed pass the NPPF Sequential and Exception Tests where it is appropriate in policy and legislation terms to do so.

The site location is provided in Appendix A.

The story so far:

1. A full application for a new dwelling was submitted (APP/20/00302) which was an amended resubmission of a previous withdrawn application (APP/19/01254)
2. This was accompanied by a Flood Risk Assessment & SUDS report and an Exception and Sequential Test report (undertaken by others)
3. The EA approved the FRA (no objections and recommended standard conditions: see Appendix A)
4. Southern Water had no objections and recommended standard conditions (Appendix A)
5. The council refused the application using the Sequential Test and Exception Test

Council's refusal using the Sequential Test

6. The council agreed with the Sequential Test report provided by the previous consultants but their refusal was in relation there being one single exception site:
“one site that meets the search parameters and could be a suitable alternative: the Forestside Avenue parking area (site L146)”

Council' refusal using the Exception Test

7. The council cited the following in the report for the refusal on Exception Test grounds:

“I accept that the development is an area well served by facilities and services. While this is a sustainability benefit over other sites that may not have such access, it is not a benefit that the development is providing to the community, which would outweigh the flood risk; Further the report places strong reliance on the scheme boosting the supply of homes, sustaining local schools and creating a significant number of jobs. I do not consider that any of these sustainability benefits can be reasonably attributed to a one dwelling scheme. I am therefore unable to conclude that the exception test has been passed.”

Purpose of this Addendum

We have worked with the architects to further enhance the overall sustainability of the scheme. We also provide further support for why this scheme can be deemed to pass the Sequential and Exception Test.

In summary:

1. The sequential test addendum we provide goes further to provide the relevant evidence that there are no reasonably available alternative sites
2. We agree with the council that the majority of the arguments used by the previous consultants for the Exception Test are not relevant
3. However, our redesigned scheme can now demonstrate that there are sustainability benefits that can be attributable to this single dwelling scheme and our assessment of the sustainability credentials are relevant
4. Critically, our scheme demonstrates that without this scheme, the benefit and reduction in flood risk overall from 2 dwelling plots, not just 1, would not be realised; this is a tangible and relevant betterment for the community
5. This is fully supported below

Existing FRA & SUDS and Sequential Test remain valid

The following reports used for the previous application remain valid.

- Flood Risk Assessment - 72330R1 dated 2019-11-07 (GeoSmart Information Ltd)
- FLOOD RISK SEQUENTIAL EXCEPTION TESTS-1385223 (GeoSmart Information Ltd)
 - But agreed we have and have further extended the sequential test assessemmt as per discussions with Tina Pickup
- GEOSMART RESPONSE STATEMENT RE SEQUENTIAL & EXCEPTION TESTS 1391704 (GeoSmart Information Ltd)

This addendum augments the existing valid reports by providing the necessary design and assessment response to the council objections to the previous application because:

- a) We have changed the designs
- b) We have assessed the sequential approach in greater detail and in light of circumstances which have altered the policy position

Sequential Test Addendum

The Sequential Test undertaken by others remains valid.

The council's local plan has not changed and the allocation sites remain the same.

Thus there is still the potential "one site that meets the search parameters and could be a suitable alternative: the Forestside Avenue parking area (site L146)"

However, there is legitimate critical analysis required, given the very finite approach taken by the council in their refusal, as to why the reasonable alternative is in fact not reasonable.

There are two elements to this:

1. How is L146 not a reasonable alternative, quantitatively and in accordance with council and Sequential Test policy
2. What other evidence needs to be considered in terms of reasonableness

1. How is L146 not a reasonable alternative, quantitatively and in accordance with council and Sequential Test policy

We have undertaken a review of Site L146 in terms of the setting and available background data on the site:

- a. A simple 360 degree visual review of this site demonstrates that it is overlooking adjacent residential dwellings directly and in close proximity on the eastern and southern boundaries
- b. This would require any dwellings on this site to likely not have windows on those respective elevations, which brings into question the suitability of internal daylighting / requirements for specialised internal arrangements
 - i. The scheme being proposed on the subject site is a simple extension to an end of terrace which replicates a standard internal layout and has the appropriate amenity, bin, cycle and parking areas
- c. A scheme on this site would likely require a novel design response in order to be compliant
- d. The direct and close overlooking may in fact render the site not deliverable: it is not possible to connect a new dwelling on this site adjacent to the existing terraces to the north of the site due to the principal side entrance point on that property
- e. Daylight & Sunlight external impact challenges would require an assessment not required for the subject site
- f. 8 car park spaces (6 minimum) would need to be re-allocated to kerbside which would require the client to undertake a traffic and parking assessment that is not required for the subject site
- g. Critical: It is written in the policy section for LP2 in which the L146 allocation is found, that there will indeed need to be parking displacement assessments undertaken for all the sites within LP2 ("Appropriate level of car parking survey undertaken to establish existing level of use and the capacity for parking to be reprovided on site, or in the vicinity of, the site")

The above reasons indicate that there is sufficient evidence to support the fact that there are indeed no reasonable alternative sites for our scheme.

It is considered the Sequential Test can be passed for the subject site.

2. What other evidence needs to be considered in terms of reasonableness: UPDATED TO INCLUDE MORE DETAIL AND ALTERNATIVES AS REQUESTED BY TINA PICKUP

Based on the evidence provide to the council for the previous application, the council refused one new dwelling on the grounds of one allocation site.

This in itself does not follow the spirit of the sequential test; considering the council's reliance on windfall sites and shortfalls on completions, the ability to state the 5 year allocations will all be delivered seems not to fit with the reasonableness of the subject site as a developable site for one dwelling; again, the EA did not object on flood risk grounds.

Housing Figures: post Covid and new government calculations

The housing figures have also been officially disputed given the often quoted modest 0.4% buffer identified in the SHLAA is now almost a year old (so will need to be updated for the current year). Based on legitimate widely available construction and completions data / news, it is considered reasonable to assume this buffer is now no longer the case given the impacts of Covid on construction rates during 2020 / 21.

As a specific example, the temporary impact of the first lockdown on housebuilding rates was accepted by the Inspector in the Nine Mile Ridge appeal (reference APP/X0360/W/19/3238048) where the Inspector discounted 168 homes from the trajectory. It is therefore widely accepted that it is not an unreasonable assumption for most boroughs and specifically Havant, that the plan period completions as currently forecast are simply not achievable. This is not to say that COVID has made the site more appropriate as this is not the sole reason for the scheme being a suitable location for the development, but the grounds for refusal were based on the housing allocations and completions hence we provide this as evidence of why our site can be supported.

In addition, there is also the Government's "Standard Methodology v2" new requirement which is known to significantly increase the housing requirement for Havant. This could not be met by current or emerging allocations (reference Havant Borough Council representations on the White Paper Planning for the Future consultation dated 26 October 2020).

This gives further support for the development of the site to meet the Council's current/future housing need, notwithstanding the recent announcement that the methodology will be reviewed further as it can still be anticipated to result in increased housing figures to meet the Government's national targets. This would also comply with the stated objective in the NPPF to significantly boost housing supply (paragraph 59).

JULY UPDATE AS PER DISCUSSIONS WITH TINA PICKUP

The extract of the email exchanges are provided in Appendix A.

It was agreed in summary:

- Allocation sites
 - It is acknowledged that the position has not changed on these and that the original sequential test and the addendum already fully consider these
- Extant Planning permissions for the same or similar proposals in the wider Leigh Park Area
 - Agreed that it is considered appropriate to review all granted permissions since January 2018 for the PO9 postcode area (wider than Leigh Park) and if we find no suitable extant permission for a similar end of terrace new dwelling that is a) not constructed and b) does not have conditions discharged (if they have discharged conditions then it is reasonable to assume it is being built / committed to be built) then this shows no reasonable alternative
- Other land availability using estate agents etc
 - If we were to review the land availability for current 2021 and find none available suitable / comparable / developable, this would show no reasonable alternative.

Extant Planning Permissions PO9

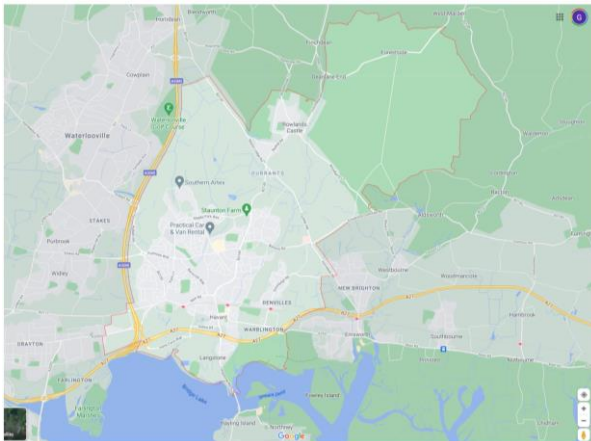
We have undertaken a full review of all similar planning permissions since January 2018 as agreed.

Conclusion:

There are no existing extant permissions available that we could build this dwelling on.

Evidence:

Area of PO9 Search (much wider than just Leigh Park)



Results of Search

Havant have approved the loss of 1 dwelling in the last 5 months, reducing the housing stock in the area of search:

APP/20/01199 | Retrospective application for conversion of 2 flats back to a dwelling. | 8 Second Avenue, Havant, PO9 2QP

Extant Planning Permissions in the whole of PO9 area

Approved and for similar scheme and site i.e. 2 bedroom new dwelling:

APP/20/00298 | Erection of 1No. 2 bed end of terraced dwelling with associated parking and access. [Note: Grampian Condition applies, contact LPA for details] (approved 15.07.2020). Request to Discharge Conditions 3, 5 & 6 (17.09.2020). | 143 Blendworth Crescent, Havant, PO9 2BD

Status: Grampian and Conditions Discharged

Not available

APP/19/00612 | Erection of 1No. 2 bed dwelling attached to 70 High Lawn Way with associated parking (12.12.19). Request to part discharge condition 6 (29.9.20). [Note: Grampian Condition applies, contact LPA for details] | 70 High Lawn Way, Havant, PO9 5BT

Status: Grampian and Conditions Discharged

Not available

APP/19/00038 | Erection of 1No. 3bed dwelling with associated access and parking. [Note: Grampian Condition applies, contact LPA for details] (Approved 12.09.2019) Request to discharge

condition No/s 2, 3, 4, 6, 7 and 12 (received 12.02.2021). | Land adj to 11 Queen Annes Drive, Havant, PO9 3PG

We included this 3 bedroom because of the size of the site BUT

Status: Grampian and Conditions Discharged

Not available

APP/18/01270 | Construction of 1 No. 2 bed end of terrace dwelling with cycle and bin storage (Approved 11/02/2019). Request to Discharge Condition 7 (21/02/2019). | Land adj 71 Hooks Farm Way, Havant, PO9 3DY

Status: Grampian and Conditions Discharged

Not available

APP/18/01191 | Erection of 1 No. 2 bed dwelling with parking. (Re-submission) (Approved 14/11/2018). Request to Discharge Conditions 2, 3, 4, 5, 6, 7 and 8 (31.05.2019). | Land rear of 55 New Road, Havant, PO9 1DD

Status: Conditions Discharged

Not available

APP/18/01045 | Construction of two storey end of terrace dwelling with addition of rear dormer and single storey rear extension to existing dwelling (Revised Application). (19.11.19). [Note: Grampian Condition applies, contact LPA for details] Request to discharge condition 9 (09.11.20). | 32 High Lawn Way, Havant, PO9 5BP

Status: Conditions Discharged

Not available

There are no other extant planning permissions in the area available to build the proposed dwelling.

Other land availability

Agreed that other properties / change of use are not a suitable alternative commensurate with this end of terrace extension to create a new dwelling.

We researched all available online land, plot and property agents.

Conclusion:

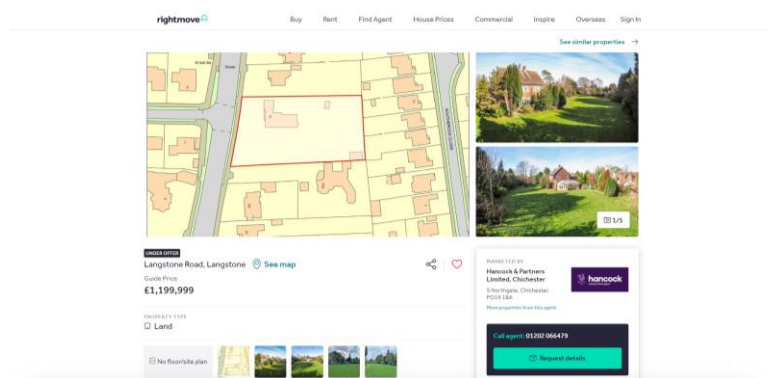
There are no similar plots available that we could build this dwelling on available at present in the wider catchment area.

There are no end of terrace properties with land adjacent available at present.

Summary of results:

Using Rightmove

Only plot of land in the area available is large and has an existing large property.
Not similar



Using Realla

One plot in Waterlooille but it is not in a residential area

54 Portsmouth Rd, Horndean, Waterlooille

Land for sale in Horndean, Waterlooille

£500,000 / 0.36 acres

4 days ago by Primmer Olds UK Ltd

Jump to...

→ Lot 1

Gallery

Overview

Property facts

Map

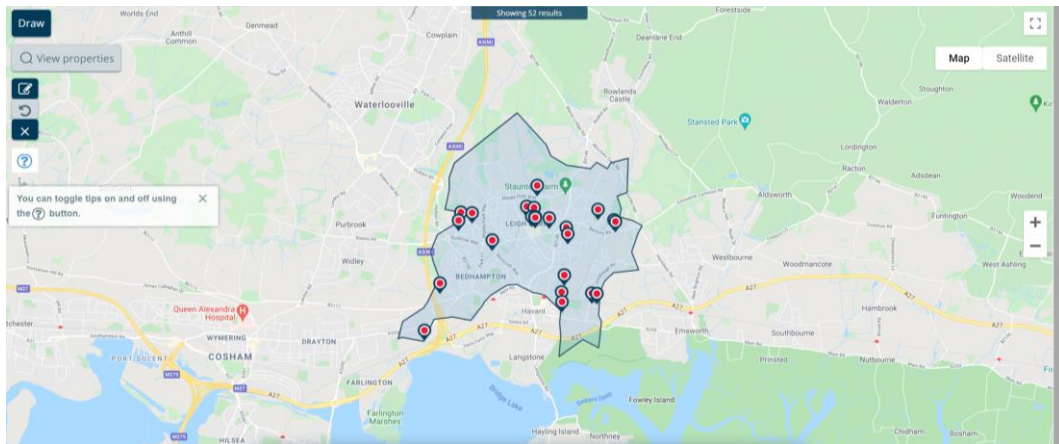
FULL ADDRESS	54 Portsmouth Rd, Horndean, Waterlooille PO8 9NL
ASKING PRICE	£500,000
LINKS	Pdf #1 marketing brochure/ flyer

Lot details

There is 1 space available. This measures 0.36 acres.

Using Onthemarket, TheGuildPropertySpecialists & Zoopla:

No similar land or plots for sale; only properties; no properties with similar plot to side (though this would still not be commensurate with the ability to build an end of terrace)



Using “Englishlandforsale” and Plotfinder.net

No plots in the area.

Only plots found were in Horndean and they are pastureland at present i.e. no infrastructure.

Not reasonably available or similar site:

Freehold English Land Agency Limited
 Tel: 01403 259351

Plots of Land For Sale in the SOUTH of England

LAND FOR SALE IN THE SOUTH

Look out for the camera icon which indicates that the location contains plot photos. Some now have video!

- [Baydon, Wiltshire](#) (81 plots) 📷
- [Bramley, Hampshire](#) (24 plots) 📷
- [Braydon, Wiltshire](#) (18 plots) 📷
- [Devizes, Wiltshire](#) (30 plots) 📷
- [Frampton, Dorset](#) (1 plots) 📷
- [Frampton - The Sequel, Dorset](#) (22 plots) 📷
- [Horndean, Havant, Hampshire](#) (19 plots) 📷
- [Landford, Wiltshire](#) (40 plots) 📷
- [Soberton, Southampton, Hampshire](#) (24 plots) 📷
- [South Wrexall, Wiltshire](#) (20 plots) 📷
- [Sturminster, Wimborne, Dorset](#) (66 plots) 📷

LAND FOR SALE IN OTHER LOCATIONS

[South East](#), [London & Home Counties](#), [South](#), [Isle of Wight](#), [South West](#), [East](#), [Midlands](#), [North East](#), [North West](#) and [West](#).



Alternatively try our:
[Plot search](#) facility to search our entire database.

Plot	Area (acres)	Area (sq.m)	Dimensions	Price	
1	0.36	1456	71m x 78m x 42m triangle		sold
2	0.26	1052	14m x 77m x 14m x 78m		sold
7a	0.13	526	7m x 76m x 7m x 76m		sold
7b	0.13	526	7m x 76m x 7m x 76m		sold
10	0.26	1052	14m x 76m x 14m x 76m	£18,900	reserve noa!
25	0.31	1254	32m x 68m x 5m x 72m		sold
28	0.27	1092	56m x 59m x 40m		sold
30	0.28	1133	14m x 82m x 14m x 80m	£20,200	reserve noa!
31	0.28	1133	14m x 84m x 14m x 82m	£20,200	reserve noa!
36	0.55	2225	40m x 61m x 74m x 18m		sold
45	0.2	809	16m x 53m x 16m x 54m		sold
47	0.2	809	16m x 53m x 16m x 53m		sold
51	0.2	809	16m x 53m x 16m x 52m		sold
52	0.21	849	16m x 55m x 16m x 53m		sold
53	0.26	1052	32m x 60m x 6m x 55m		sold
74	0.38	1537	14m x 112m x 14m x 112m		sold
77	0.38	1537	14m x 112m x 14m x 112m	£18,900	reserve noa!
79	0.38	1537	14m x 111m x 14m x 111m		sold
88	0.22	890	14m x 64m x 14m x 65m	£10,100	reserve noa!

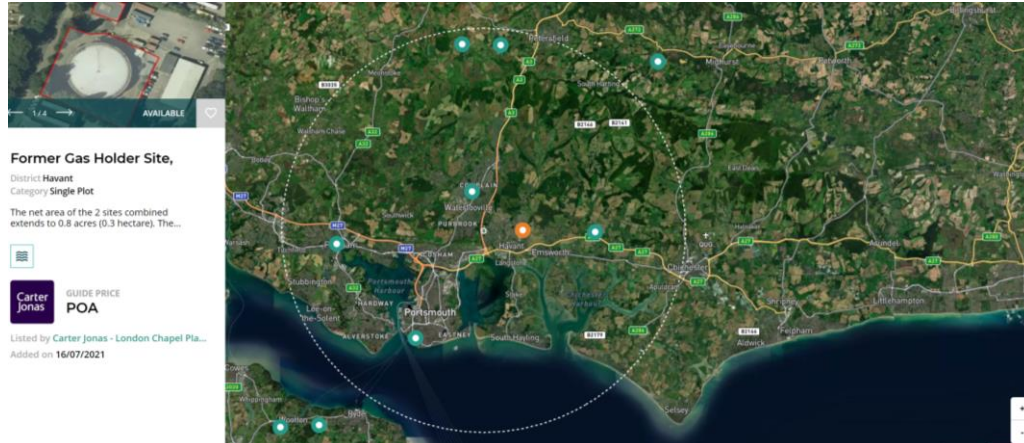
For freehold plots of land for sale at Hordean, [Click here to see available plots](#)



Using Addland

No plots of land available of similar size or in the area

Examples of their nearest site: Gas holder site: not a suitable alternative



Exception Test Addendum & Scheme Changes

The scheme has been re-designed to incorporate the highest form of SUDS feasible and also maximise the porous and permeable areas for both the existing dwelling plot and the new plot.

How can the scheme demonstrate reducing flood risk overall and hence confirm wider sustainability benefits:

- a. Tangible: a deliberate change in the scheme to remove all existing hardstanding and replacing with oversized highest forms of SUDS to reduce the flood risk to neighbours (i.e. a tangible community benefit)
- b. A deliberate change in the scheme to address the council's requirements: apply the same approach for the existing dwelling: betterment for 2 plots that would not be realised without the scheme

Please refer to Appendix B for the SUDS Layout Addendum: the SUDS layout for the new scheme.

The site and scheme specific full planning Flood Risk Assessment and SUDS design conclusion remain valid and indeed this new scheme addresses, such that in conclusion, supported by the previous reports and EA approval:

It is considered that the proposed development can be constructed and operated safely in flood risk terms, without increasing flood risk elsewhere, in fact reducing flood risk overall; it is therefore considered appropriate development in accordance with the NPPF/PPG.

Updated Conclusion

In discussion with the Havant planning team, we extended the Sequential Test Addendum.

We have undertaken the additional search of reasonably available alternative sites.

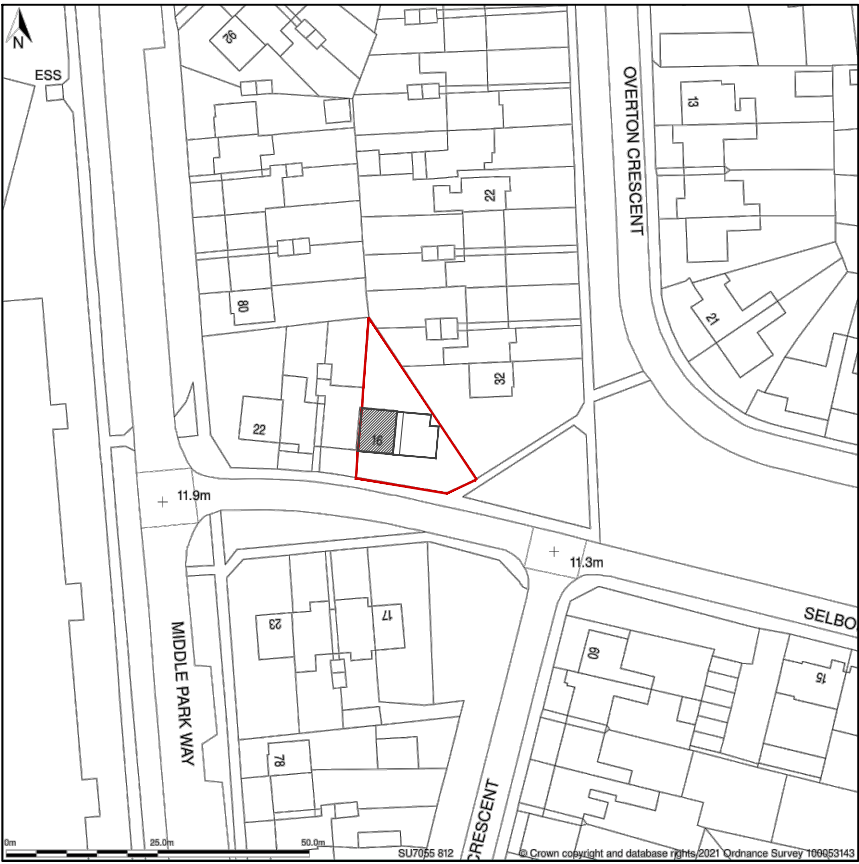
The research indicates there are no reasonably available alternative sites in the search area, a search area which was greater than required.

We consider that the scheme can pass the Sequential Test.

Appendix A

Appendix B

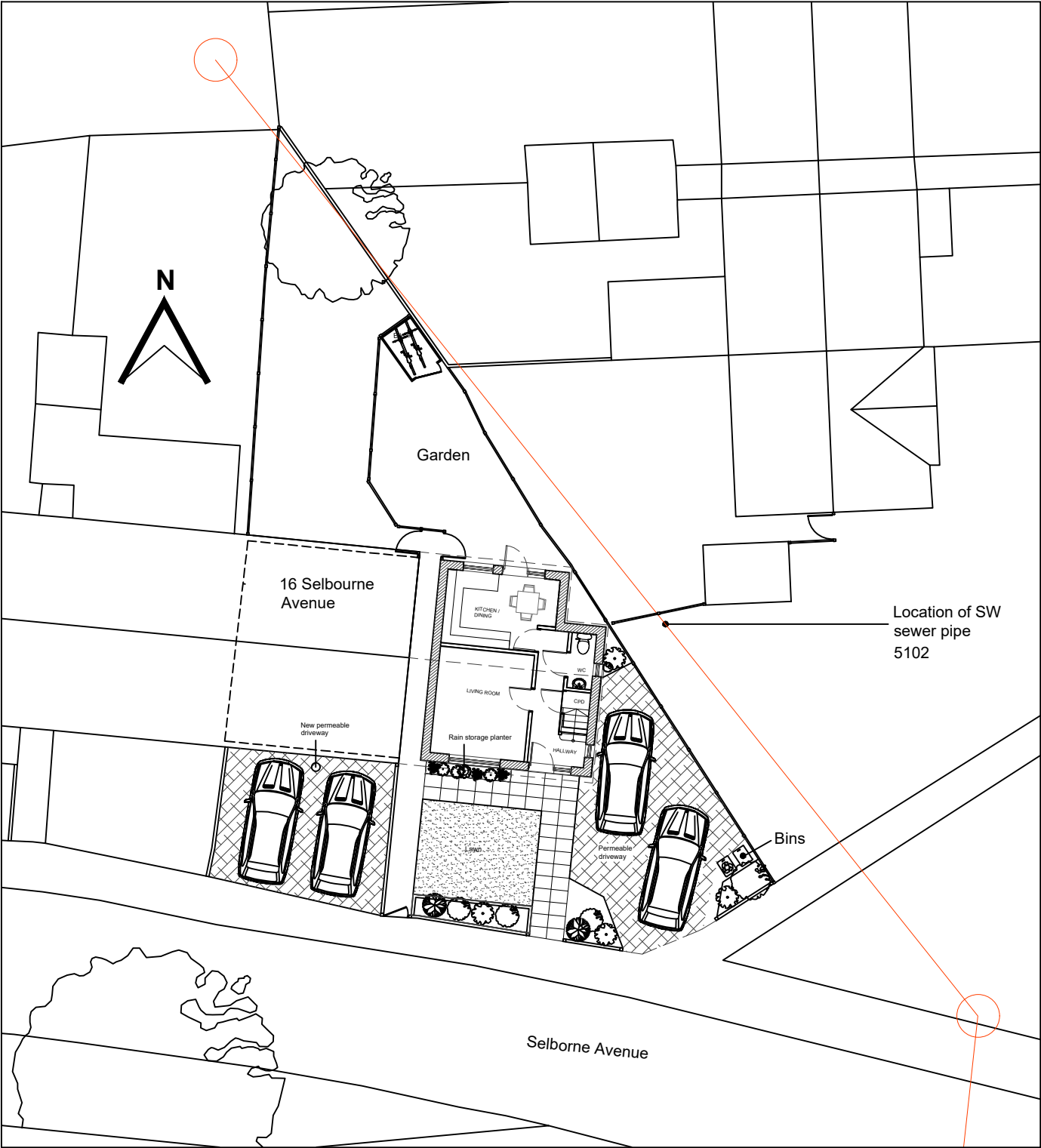
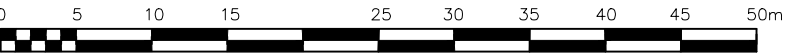
Appendix A



LOCATION plan
Scale 1:1250



BLOCK plan
Scale 1:500



SITE plan
Scale 1:200



BESPOKE architects

Tel: 01243 373245

Mobile: 07970439156

Project:
16 Selborne Avenue, Havant

Drawing:
PLANNING
Location plan

20.149

Drawing: P01A

Havant Borough Council
Development Control
Civic Offices
Civic Centre Road
Havant
Hampshire
PO9 2AX

Our ref: HA/2020/122190/01-L01
Your ref: APP/20/00302
Date: 21 April 2020

Dear Sir or Madam,

ERECTION OF 1NO. 3BEDROOM DETACHED DWELLING.

16 SELBORNE AVENUE, HAVANT, PO9 4PX.

Thank you for the consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position and comments below.

Environment Agency position

We request that the following condition be attached to any planning permission granted, and that the details in relation to the condition be submitted and approved by the Local Planning Authority.

Condition

The development shall be carried out in accordance with the submitted Flood Risk Assessment (ref: 72330R1, dated 2019-11-07, by GeoSmart Information Ltd), and the following mitigation measures detailed therein:

- **Finished floor levels shall be set no lower than 12.80 metres above Ordnance Datum (AOD).**

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements.

The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons

To reduce the risk of flooding to the proposed development and future occupants.

The condition is in line with the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully,

Miss Anna Rabone
Sustainable Places Advisor

Direct dial: 02077 140525

Direct e-mail: anna.rabone@environment-agency.gov.uk

From: Pickup, Tina
Sent: 04 June 2021 10:04
To: George Locke; Bespoke Architects
Cc: Boulter, Jacqueline
Subject: RE: APP/21/00353 - 16 Selborne Avenue - Erection of 1No.2 bed dwelling

Dear Mr Locke,

Thank you for your email. Please find our response in blue below, noted by your comments:

Please note that once the relevant information has been provided to bring the sequential test up-to-date, the LPA will then formally assess the whole sequential test and the exception test for the current application. These emails in no way offer any kind of acceptance of the sequential or exception tests to date and simply confirm methodology.

Thank you for your co-operation in this matter,

Tina Pickup

Tina Pickup
Senior Planning Officer
Planning Services
Havant Borough Council, Public Service Plaza, Civic Centre Road, Havant, PO9 2AX

Tel: 023 92 446461 Mobile: 07803 428064
CURRENT WORKING PATTERN – Monday, Wednesday, Friday
Advance Notice of Leave:

Email: tina.pickup@havant.gov.uk
www.havant.gov.uk

From: George Locke <floodriskglnk@gmail.com>
Sent: 02 June 2021 18:56
To: Pickup, Tina <Tina.Pickup@havant.gov.uk>; Bespoke Architects <tracey@bespokearchitects.co.uk>
Cc: Boulter, Jacqueline <Jacqueline.Boulter@havant.gov.uk>
Subject: RE: APP/21/00353 - 16 Selborne Avenue - Erection of 1No.2 bed dwelling

Tina,

Many thanks for the response.

- a) What is your response however on the fact that Havant are “only able to demonstrate 4.8 years supply of housing”? This means the sequential test can be passed, technically?
- b) Given we are having to play a numbers game, despite Point a) above, in an attempt to again provide some sanity on this, in the wider search area of PO9, Havant have approved the loss of 1 dwelling in the last 5 months, reducing the housing stock in the area of search:
APP/20/01199 | Retrospective application for conversion of 2 flats back to a dwelling. | 8 Second Avenue, Havant, PO9 2QP
 - i. I appreciate that there might be a housing mix argument for this, but after all, stepping back, we are playing a tenuous numbers requirement

- ii. I am dealing with many applications, particularly in London, where reducing the housing stock even for a reversion is not permitted out of principle (I appreciate there are many nuances).

The 5 year supply is only one of many considerations which will factor into the final decision. The fact that Havant currently does not have a 5 year housing land supply does not mean that all policy requirements are set aside, so the sequential test is still required.

Regardless of the above, I hope we can agree that this all hinges on:

1. Extant Planning Permissions in Leigh Park area: we need to discuss because I am surprised you have used this guidance from 2014 (update 2017) and it is not used from experience because the “reasonably available” is failed: as stated by Planning Inspectors at every appeal I have done and as stated by other councils, so this is a curiosity:
 - a. These sites are not reasonably available because they already have planning for something else by someone else
 - b. They are not available because simply we could not build on those sites; it is unreasonable to suggest so in the spirit of the NPPF guidance

The link provided is to the live guidance on the government website. We have no reason to believe that it is no longer valid. While we of course acknowledge that many sites with extant permissions may not be reasonably available, this is not a reason not to explore this source.

BUT in the spirit of the NPPF reasonableness:

Resolution 1

If we were to review all granted permissions since January 2018 for the PO9 postcode area (wider than Leigh Park) and find no suitable extant permissions for a similar end of terrace new dwelling that is a) not constructed and b) does not have conditions discharged (if they have discharged conditions then it is reasonable to assume it is being built / committed to be built):

Would you be happy that this particular requirement was no longer in contention? [Yes, this seems a reasonable approach, though an assessment of their availability would need to be included.](#)

This would just leave:

2. Available land for a 1 dwelling plot
 - a. To comply with the “reasonable alternative” requirements of the NPPF, this revised review would again need to be commensurate with the scale and type of the scheme proposed.
 - b. An existing property site is not to be included as a category because it is not commensurate; demolition and change of use are not reasonable alternatives

[Yes, this seems reasonable](#)

Resolution 2

If we were to review the land availability and find none available suitable / comparable / developable:

Would you be happy that we have demonstrated our site can pass the sequential test?

We will not prejudice the sequential test.

George

07954357588

Ark Environmental Consultancy Ltd

www.floodriskassessment.net

We don't just do Flood and SUDS: we cover all Environmental disciplines. All stages: Planning, Feasibility, Conditions Discharge, Construction Stage

From: [Pickup, Tina](#)

Sent: 02 June 2021 17:10

To: [George Locke](#); [Bespoke Architects](#)

Cc: [Boulter, Jacqueline](#)

Subject: RE: APP/21/00353 - 16 Selborne Avenue - Erection of 1No.2 bed dwelling

Dear Mr Locke & Ms Parker,

Thank you for your emails of last week and your further thoughts on the flood risk documents you have submitted in support of the application APP/21/00353 at 16 Selborne Avenue. Jacqueline Boulter and myself have now discussed the points made and we have the following comments to make:

In terms of the sequential test, we remain of the view that it is not suitable for this application to rely on the sequential test from the previous application, even with the addendum that has been provided. It is our opinion that the addendum is not an update of the sequential test itself, but rather reads as a rebuttal of the council's assessment of the previous test. While we will of course consider the points made in the addendum, it does not provide an up to date document that demonstrates that alternative sites have been considered for this current application. The original Flood Risk by GeoSmart was dated 07/11/2019, which in turn was updated by GeoSmart with a Response Statement dated 14/05/2020. Clearly the position on the availability of sites could have changed in the intervening time, but this has not been demonstrated.

We maintain that to be complete for consideration as part of the current application, your submission should consider:

- Allocation sites (it is acknowledged that the position has not changed on these and that the original sequential test and the addendum already fully consider these)
- Extant Planning permissions for the same or similar proposals in the wider Leigh Park Area (You assert that it is wrong of the council to request consideration of extant planning permissions. Please see the national guidance for applicants at <https://www.gov.uk/guidance/flood-risk-assessment-the-sequential-test-for-applicants#information-about-alternative-sites>, which specifically states: 'Also look at sites that haven't been allocated in the local plan, but that have been granted planning permission for a development that's the same or similar to the development you're proposing. Your local planning authority will have details of sites with planning permission.'))
- Land or property for sale that would be suitable to accommodate a one dwelling scheme (eg from estate or land agents)
- Any other sources or information you have considered

To be passed, an up to date sequential test must show that these sources have been considered, and that no suitable alternative sites are currently available. We remain of the view that we have not received an adequately up to date assessment from you.

Regarding the exception test, the submitted material makes the case that the exception test is passed, and the Council is not seeking further information in this regard. However please note this email is in no way committing to agreeing to your conclusion of the exception test at this stage.

With respect to the Flood Risk Assessment and finished floor level - please can you provide amended plans demonstrating that the necessary finished floor level of 12.80m AOD to satisfy the EA can be achieved. Given the background to this case please can you provide a clear cross section detailing the ffl relative to natural ground level and the adjacent dwelling.

Thank you,

Tina Pickup & Jacqueline Boulter

Tina Pickup
Senior Planning Officer
Planning Services
Havant Borough Council, Public Service Plaza, Civic Centre Road, Havant, PO9 2AX

Tel: 023 92 446461 Mobile: 07803 428064
CURRENT WORKING PATTERN – Monday, Wednesday, Friday
Advance Notice of Leave:

Email: tina.pickup@havant.gov.uk
www.havant.gov.uk

From: George Locke <floodriskglnk@gmail.com>
Sent: 28 May 2021 14:32
To: Pickup, Tina <Tina.Pickup@havant.gov.uk>; Boulter, Jacqueline <Jacqueline.Boulter@havant.gov.uk>
Cc: Bespoke Architects <tracey@bespokearchitects.co.uk>; Ien Sturgess <boshambuilders1@gmail.com>
Subject: RE: APP/21/00353 - 16 Selborne Avenue - Erection of 1No.2 bed dwelling

Tina

Many thanks. I totally appreciate how busy you must be.
Your job is literally determining the direction of the UK economy given construction is the skeletal remains.

Jacqueline: happy to discuss whenever.

I am totally in agreement with the distinctiveness of FRA vs Sequential.
My main reason for stating the EA have not objected is in pragmatic terms; step back and see the validity; it is one dwelling, the EA are happy it can be constructed and operated safely, granted with the FFL being appropriate.
The policy angle has been, to my mind, appropriately addressed.

The client has paid for the compliance to be drilled down and drilled down further; last time down to the feeling from the council that just one particular garage site was also potentially appropriate; it should not have come to that because those sites need full parking compensation which means they are not reasonable alternatives to our site; they are simply not reasonable available. You step back from that and hopefully genuinely you should see, in the context of the housing requirements, that it is all getting a bit too much. The landscape of housing requirements indeed has changed. We deliberately cut to the chase with the addendum and as you know planning has nuances. I hope we can get the sanity back into this one.

George

07954357588

Ark Environmental Consultancy Ltd

www.floodriskassessment.net

We don't just do Flood and SUDS: we cover all Environmental disciplines. All stages: Planning, Feasibility, Conditions Discharge, Construction Stage

From: [Pickup, Tina](#)

Sent: 28 May 2021 14:11

To: [George Locke](#); [Boulter, Jacqueline](#)

Cc: [Bespoke Architects](#)

Subject: RE: APP/21/00353 - 16 Selborne Avenue - Erection of 1No.2 bed dwelling

Dear Mr Locke,

I have just returned from lunch break & heard your voicemail, thank you.

I confirm receipt of yesterday's email which has already been shared with my Policy colleague Jacqueline Boulter. The points you raise are quite significant and require our careful consideration before being able to respond.

I do note the EA's no objection, but that is based on the ffl achieving 12.80m AOD which the scheme has not to date adequately demonstrated. The sequential & exception issues are a separate and distinct matter and we will respond/be in touch with regards your points in due course; workloads are extreme at the moment and with the Bank Holiday it will likely be towards the end of next week now.

Thanks, Tina Pickup

Tina Pickup

Senior Planning Officer

Planning Services

Havant Borough Council, Public Service Plaza, Civic Centre Road, Havant, PO9 2AX

Tel: 023 92 446461 Mobile: 07803 428064

CURRENT WORKING PATTERN – Monday, Wednesday, Friday

Advance Notice of Leave: Friday 21st May 2021

Email: tina.pickup@havant.gov.uk

www.havant.gov.uk

From: George Locke <floodriskglnk@gmail.com>
Sent: 27 May 2021 15:33
To: Pickup, Tina <Tina.Pickup@havant.gov.uk>
Cc: Bespoke Architects <tracey@bespokearchitects.co.uk>; len Sturgess <boshambuilders1@gmail.com>
Subject: APP/21/00353 - 16 Selborne Avenue - Erection of 1No.2 bed dwelling

Tina,

We are the flood risk, sequential and drainage specialists working on behalf of the client and we produced the addendum report.

Please can we have a chat with you or your policy advisor on this one, please.

To note:

We have been trying to help Len out where the other consultants had failed.

We deliberately recommended an addendum approach, for reasons explicitly cited in our addendum.

This is because the previous FRA and the main sequential assessment information is indeed still valid.

As a result, the EA have again not objected to this application (on the planning portal).

Havant also published in Dec 2020 that they are “only able to demonstrate 4.8 years supply of housing” and that is without going in to detail of the validity of the assumed completions of the bigger allocation sites in that 5 year period.

So again, to have to re-do the full sequential test seems to be unreasonable.

We did indeed read your October 2020 summary of what a sequential test should involve.

It would be very good to discuss what we believe to be an error in that guidance:

“For sites smaller than 5 dwellings, the most likely sources of alternative sites are

- Extant planning permissions for the same or similar developments as that proposed”

The wording used means that this statement is incorrect because it is widely accepted in sequential guidance that if a site already has planning permission, then it is not reasonably available for the intended project.

That was also an error in the Decision Notice Pgh 7.6 relating to the Leigh Park area.

Indeed it was not used by the officer as the reason for refusal on sequential grounds and indeed it cannot be used.

Furthermore, the fact that end of terrace sites might be in existence is irrelevant if they are not currently available, because that means they are not a reasonable alternative site.

The implication of Pgh 7.6 of the previous decision notice is also that we should seek out “windfall” sites as part of the reasonable alternatives search. This cannot be correct, because the whole point of the windfall sites is that they are a snapshot in time, owned by others, not put up for sale and turn up as planning applications unexpectedly; so again, they are not reasonable alternatives as they are not available.

There are no other plots of land for sale in the Leigh Park area: would this evidence, together with the evidence in the deliberately detailed Addendum be sufficient for Havant to pass the sequential test for our site?

In terms of Exception Test: our response is in our deliberately detailed Addendum which we can discuss or maybe you / policy team / drainage team have specific questions on what we have provided as evidence?

George

07954357588

Ark Environmental Consultancy Ltd

www.floodriskassessment.net

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On Mon, 24 May 2021, 18:25 Bespoke Architects, <tracey@bespokearchitects.co.uk> wrote:

Dear George

APP/21/00353 - 16 Selborne Avenue - Erection of 1No.2 bed dwelling

I hope this email finds you well.

With reference to the above and my email of last week, I updated the planning officer and she has come back as follows.

Many thanks

Kind regards

Tracey Parker

Bespoke Architects

T: 01243 373245

M: 07970439156

From: Pickup, Tina <Tina.Pickup@havant.gov.uk>

Sent: 24 May 2021 17:47

To: Bespoke Architects <tracey@bespokearchitects.co.uk>

Subject: RE: APP/21/00353 - 16 Selborne Avenue - Erection of 1No.2 bed dwelling

Dear Ms Parker,

Thank you for your reply and update.

I welcome the proposed dwelling achieving a ffl of 12.80m AOD for flood risk purposes, but will definitely need to see a revised plan on how this is to be achieved without altering the design/ridge heights etc. The previous drawings of the previous scheme showed the 12.8 level and it appears quite high relative to natural ground level (see extract below with heights marked in red).

 Loading...

I will await a further update regarding the sequential & exception matters from your consultant.

Regarding other matters – could I please ask whether the applicant wishes to resolve the financial contributions this time? The previous applications these were never done and added as a reason for refusal. If the applicant does wish to make the appropriate financial

contributions as mitigation towards both the added recreational pressure (SRMS) and impact on water quality (nutrients) then I need to progress with undertaking the Habitats Assessment Appropriate Assessment and consultation with NE. But to do so we will need to talk about your nitrogen budget as I'm afraid the one submitted to date is not quite right. Its complicated and much easier to discuss over the phone.

Should the applicant choose to progress to making the appropriate financial contributions and the application is still refused, then the monies paid are refundable (minus the small admin fee) in the event of a dismissed appeal or after 6 months (ie after the period when an appeal could be lodged). Obviously if the application is refused and does go to appeal, then having the financial contributions sorted makes it easier for the Inspector.

At this early stage, and without sight of any updated FRA, plans etc, I am minded to think the current application is still likely to be recommended for refusal, based on potentially the sequential & exception test; residential amenity – both impact on neighbour from outlook/overshadowing and inadequate amenity space for future occupiers. This opinion is offered informally at the moment and not binding on any future decision.

In light of this information, could you please let me know whether the applicant wishes to make the relevant financial contributions or not?

Thanks, Tina Pickup

Tina Pickup

Senior Planning Officer

Planning Services

Havant Borough Council, Public Service Plaza, Civic Centre Road, Havant, PO9 2AX

Tel: 023 92 446461 Mobile: 07803 428064

CURRENT WORKING PATTERN – Monday, Wednesday, Friday

Advance Notice of Leave: Friday 21st May 2021

Email: tina.pickup@havant.gov.uk

www.havant.gov.uk

From: Bespoke Architects <tracey@bespokearchitects.co.uk>

Sent: 21 May 2021 09:09

To: Pickup, Tina <Tina.Pickup@havant.gov.uk>

Subject: APP/21/00353 - 16 Selborne Avenue - Erection of 1No.2 bed dwelling

Importance: High

Dear Ms Pickup

APP/21/00353 - 16 Selborne Avenue - Erection of 1No.2 bed dwelling

Thank you for your email and apologies for the delay in responding.

With regards to your original email on 12th May 2021, we can confirm that the FFL is to be set at 12.80m AOD, which is the same as the previous Flood Risk Assessment and as such we will add this level as an annotation to drawing and will issue this when complete as confirmation that everything, design wise, is in accordance with the previous Flood Risk Assessment.

Regarding the sequential test matters, we have been in contact with George Kelly (ARK) and he will be responding to you directly on this matter with a copy to us.

In response to your more recent email, we have also asked George to look at this and come back with updated information and will forward this when available.

Kind regards

Tracey Parker

Bespoke **Architects**

T: 01243 373245

M: 07970439156

From: Pickup, Tina <Tina.Pickup@havant.gov.uk>

Sent: 14 May 2021 09:41

To: Bespoke Architects <tracey@bespokearchitects.co.uk>

Subject: FW: APP/21/00353 - 16 Selborne Avenue - Erection of 1No.2 bed dwelling

Dear Ms Parker,

Further to my email sent 12/5 below, I have now had a quick informal chat with our Policy Planner and she has also pointed out that the current submission also needs to provide an updated review of sites available from estate and land agents, since the one from 2019 is now clearly out of date. So could your consultants please provide a thorough updated sequential and exception test document relevant to the current application, and not just a rebuttal statement of past documents. We need to have up to date information on all these matters to be able to fully assess the current application.

Thanks, Tina Pickup

Tina Pickup

Senior Planning Officer

Planning Services

Havant Borough Council, Public Service Plaza, Civic Centre Road, Havant, PO9 2AX

Tel: 023 92 446461 Mobile: 07803 428064

CURRENT WORKING PATTERN – Monday, Wednesday, Friday

Advance Notice of Leave:

Email: tina.pickup@havant.gov.uk

www.havant.gov.uk

From: Pickup, Tina
Sent: 12 May 2021 15:34
To: 'tracey@bespokearchitects.co.uk' <tracey@bespokearchitects.co.uk>
Subject: APP/21/00353 - 16 Selborne Avenue - Erection of 1No.2 bed dwelling

Dear Ms Parker,

I refer to your current planning application for a dwelling at 16 Selborne Avenue following the previous refusals at the site.

I have been reviewing the flood risk documents submitted and note the following:

FRA – levels

I am of the opinion that the previous documents prepared by GeoSmart are not applicable to this submission and are therefore out of date and not relevant. The original FRA dated 11-07-2019 considers in detail the finished floor level necessary to avoid fluvial flooding and recommends at Table 10 that the ffl is set at 12.80m AOD. The plans for the previous dwellings proposed that ffl which is why the EA raised no objection, subject to a ffl of 12.8mAOD being conditioned.

The current submission does not appear to achieve this ffl – please can you confirm the proposed ffl as I cannot see it clearly specified in any of the submission documents. The only reference I can find is within your D&A Statement where you state *“Following advice from the flood risk and drainage consultant, the applicant is no longer considering raising the internal floor level but installing SUDs storage beneath permeable surfaces to the driveway of both the existing and proposed property, along with a couple of rain storage planters in the front area, as shown on the accompanying plans”*. I am not sure SuDs alone will overcome the risk from fluvial flooding.

Your new updated Flood Risk document, by Ark Environmental dated March 2021 states that the existing reports remain valid, but when you are not meeting the key ffl proposed within the original document I dispute that claim. I consider a revised FRA (separate to the sequential & exception tests) is needed that relates specifically to the current proposal.

Sequential & Exception Tests

My Policy Team colleagues have not yet reviewed your Sequential & Exception Addendum report by Ark Environmental and I await their formal comment. In the meantime though I note that this document focuses entirely on site L146 and housing supply and makes no reference to any extant permission sites generally available in the wider Leigh Park area. The delegated report to the previous refusal APP/20/00302 considers this at para 7.6 (see link below) and provides some examples of recent permissions for similar end of terrace dwellings in the area. It remains my view that the sequential test is not passed when these alternative sites exist in Leigh Park, and there may be more, (this was not an exhaustive list, just some examples). Perhaps your consultants would like the opportunity to comment or provide a further update on this issue before we determine the current application based on the information to date?

https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_247965

Thank you,

Tina Pickup

Tina Pickup

Senior Planning Officer

Planning Services

Havant Borough Council, Public Service Plaza, Civic Centre Road, Havant, PO9 2AX

Tel: 023 92 446461 Mobile: 07803 428064

CURRENT WORKING PATTERN – Monday, Wednesday, Friday

Advance Notice of Leave:

Email: tina.pickup@havant.gov.uk

www.havant.gov.uk



Department of Planning and Development
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Your ref
APP/20/00302

Our ref
PLAN-032872

Date
07/05/2020

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Erection of 1No. 3bedroom detached dwelling. (Revised).
Site: APP/20/00302: - 16 Selborne Avenue, Havant, PO9 4PX.

Thank you for your letter dated 17/04/2020.

Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link:
southernwater.co.uk/infrastructure-charges

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.



For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

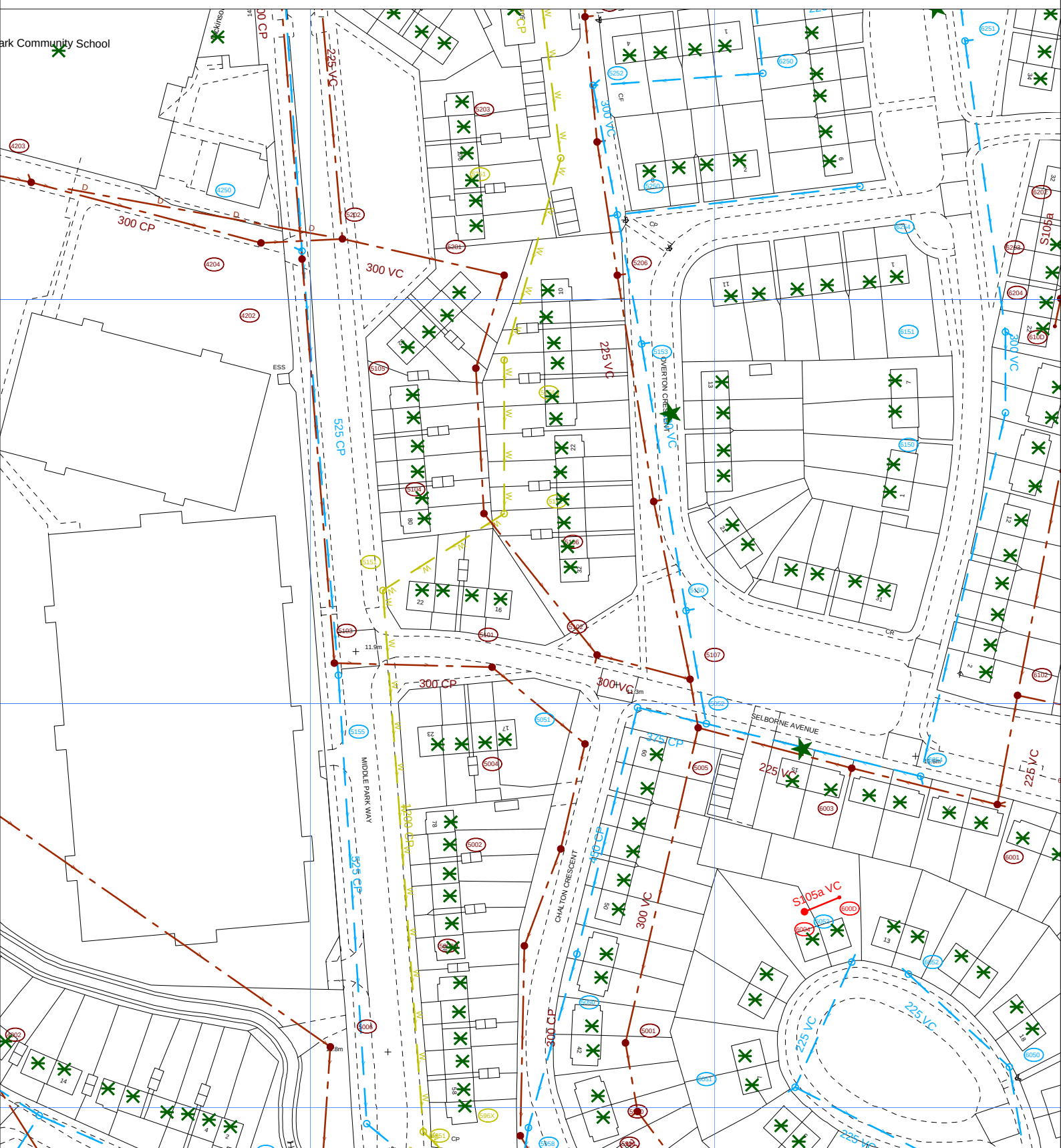
Website: southernwater.co.uk or by email at: developerservices@southernwater.co.uk

Yours faithfully,



Joff Edevane
Growth Planning Lead
Business Channels

SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

Based upon Ordnance Survey Digital Data with the permission of the controller of H.M.S.O. Crown Copyright Reserved Licence No. WU 298530

O.S. REF: SU7008SE

Scale: 1:1250

Screen Print

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement



Printed By: kishoku

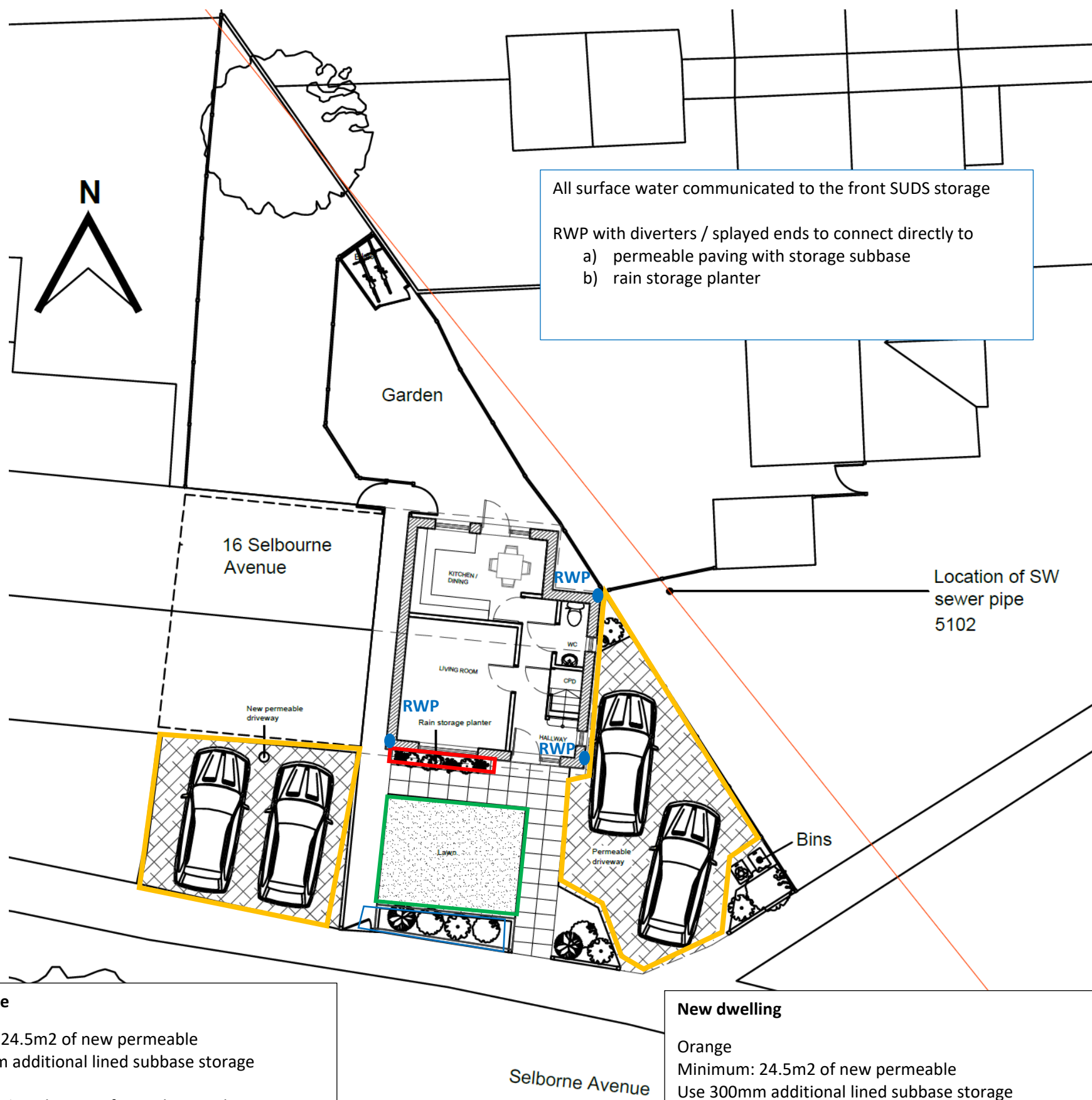
Date: 6-5-2020

Southern Water MapGuide Browser

Requested By:



Appendix B



16 Selborne

Minimum: 24.5m² of new permeable
Use 300mm additional lined subbase storage
= 7.35m³
Assume 30% void space of granular angular
= 2.205m³ of storage

New dwelling

Orange
Minimum: 24.5m² of new permeable
Use 300mm additional lined subbase storage
= 7.35m³
Assume 30% void space of granular angular
= **2.205m³** of storage

Green
Porous front Lawn area = c. 9.2m²

Blue
Front rain garden bio-retention planter = 4.4m²
Includes 0.2m void depth of storage = **0.88m³**

Red
Rain storage planter with direct connection from RWP
3.0m by 0.8m = 2.4m²
Include 0.5m height void storage
= 1.2m³



Example Only:
Rain Garden / Planter Storage Specification

Example of Rainwater Diverter

