
Site Address:	Land at Nursery Fields, Denvilles, Havant		
Proposal:	Erection of 35No. dwellings, comprising 6No. 2 bed, 11No. 3 bed and 18No. 4 bed houses, community building and allotments with associated access, parking, landscaping, open space and works.		
Application No:	APP/14/00767	Expiry Date:	07/10/2014
Applicant:	Mr Collett	Team:	Team 1
	Barratt Homes Southampton		
Agent:		Case Officer:	David Eaves
Ward:	St Faiths	DMC Lead Member	

Reason for Committee Consideration:

Density:

HDS Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site (part of the wider Copseys Nursery site) is located on the eastern side of the Denvilles residential area to the north of the main railway line. It lies approximately 1.4km east of Havant Town centre and within approximately 0.5km of local facilities. It forms part of a larger residential development site with Manor Farm (91 dwellings) which lies to the south. The application site covers an area of approximately 2.99ha.
- 1.2 The site includes part of the residential development of Copseys Nursery which included a total of 100 dwellings. The area has a previous planning permission for 26 dwellings, the current proposal is to increase the number of dwellings to 35 dwellings. The site area also includes land to the east of the residential area including an area of proposed allotments and a community building.
- 1.3 The site area includes the former nursery site and the former agricultural fields to the south. Much of the site formerly contained large glasshouses erected between the late 1960's to the 1990's. These were historically used for horticultural purposes, but latterly were used for the importation and distribution of fresh flowers from across the UK and continental Europe. These buildings have now been demolished together with a former agricultural workers dwelling as the residential development of the wider Copsey's site has progressed.
- 1.4 The original access to Copseys Nursery was from Blenheim Gardens. The site is adjoined to the north, and west by residential development within the wider Copseys site, and to the north of the Community building and allotment sites by open fields. To the south of the site is the shared open space area with Manor Farm and open fields lie to the east beyond the public open space area.
- 1.5 The surrounding roads vary in character, Glenleigh Park follows a linear street pattern, with existing properties typically comprising post-war single storey and dormer bungalows. Hallett Road and Fifth Avenue also follow a linear street pattern, with properties typically comprising two-storey inter-war and post-war houses. Blenheim Gardens, Bladon Close and Chartwell Drive typically comprise more modern two-storey properties, with this area defined by a meandering network of streets.

Properties off Southleigh Road generally comprise Victorian, inter-war and post-war properties, with individual properties generally maintained to a high standard, set back from the street frontage and occupying a defined plot, interspersed amongst mature landscaping.

- 1.6 The surrounding approved development consists of residential mainly semi-detached and terraced two storey development with a smaller number of detached units. The wider Copseys Nursery site also includes 35 affordable housing units.

2 Planning History (Post outline consent only)

APP/12/01222

HYBRID APPLICATION: Incorporating a Full and Outline planning application for a total of 191 dwellings with access from Glenleigh Park, Hallett Road, Fifth Avenue and Blenheim Gardens.

Full planning application for Manor Farm for the erection of 91 dwellings; 59 open market units comprising 9No 5 bed, 38No 4 bed and 12No 3 bed houses and 32 affordable units (flats and houses) comprising 8No 3 bed, 18No 2 bed, 6No 1 bed units including storage building and bin store; and incorporating new pumping station and open space with play area and including the demolition of two dwelling houses.

Outline application for Copseys Nursery for the erection of 100 dwellings with 65 open market units comprising 9No 5 bed, 22No 4 bed, 27No 3 bed and 7No 2 bed houses and 35 affordable units comprising 5No 4 bed, 19No 3 bed and 11No 2 bed houses, public open space, allotments, farmers/vegetable market building and car park.

Split decision: Full planning permission for Manor Farm and Copseys Nursery site and Outline Consent for Copseys Nursery Site. July 2013.

APP/13/00500

Discharge of Condition No/s 3, 4, 5, 6, 7, 10, 14, 15, 16, 24 and 25 of Planning Permission APP/12/01222. Permitted August 2013

APP/13/00752 Reserved matters application for erection of 100 dwellings with 65 open market units and 35 affordable units with associated parking, landscape and public open space, relating to appearance, landscaping, layout and scale. Permitted October 2013.

APP/14/00775 Discharge of Conditions 24, 26 and 27 of Planning Permission APP/12/01222 (Part B - Outline permission for Copseys Nursery site) Split Decision (Part Discharged) October 2014

APP/14/00986 Discharge of Condition No/s 8 and 26 of Full Planning Application APP/12/01222 (A) and Condition No. 28 of Outline Planning Permission APP/12/01222 (B). Current.

3 Proposal

- 3.1 The current proposal follows on from outline and reserved matters planning permissions on the former Copseys Nursery Site. The site area is for part of the previously approved residential area, and the land to the east and includes the

previously approved access to Blenheim Gardens. There are 4 main aspects to the proposals; Residential Development; Community Centre/parking; Allotments; and Public Open Space. These are considered below with any proposed alterations to the previously approved schemes highlighted.

Residential Development

- 3.2 The previously approved residential development on the current application site was for 26 open market units (there were no affordable units proposed within this part of the wider Copseys Nursery development). The unit types approved were as follows:

4 x 3 bed houses
17 x 4 bed houses
5 x 5 bed houses

The approved units were a mix of detached and semi detached properties of 2 or 2.5 storey heights.

- 3.3 The current proposals are for 35 open market units (9 extra units). The unit types are as follows:

6 x 2 bed houses
23 x 3 bed houses
6 x 4 bed houses

The proposed units are mainly semi-detached houses and 3 detached houses of 2 and 2.5 storey heights. The total number of bedrooms for both the approved and proposed scheme is 105.

- 3.4 The proposed road layout is very similar to that previously approved, essentially arranged as two long cul-de-sacs and a central 'courtyard' type development.

Community Centre/parking

- 3.5 The outline planning permission in relation to Copseys Nursery included a 'Farmers/Vegetable market' building and parking for 12 cars to serve the building and allotments although the layout, appearance and scale of these buildings were not part of the outline consideration. The reserved matters application excluded the Farmers/vegetable market and parking area, allotments and associated car parking from the application.

- 3.6 The current application includes a Community Centre instead of the Farmers/Vegetable market building with 25 car parking spaces which would serve both the Community Centre and the adjacent Allotments. The Community Centre is a single storey pitched roof building with a floorspace of approximately 260sq metres.

Allotments

- 3.7 The allotments were originally indicatively shown as 32 plots at 75sqm on the outline application. The current application shows 24 plots at 75sqm. The change in building footprint and increase in parking has reduced the number of allotments that could be accommodated.

Public Open Space

- 3.8 The public open space area remains unaltered from that approved under the reserved matters planning permission.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Technical Guidance to the National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS14	(Efficient Use of Resources)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS19	(Effective Provision of Infrastructure)
CS2	(Employment)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS7	()
CS9	(Housing)
DM1	(Recreation and Open Space)
DM10	(Pollution)
DM12	(Mitigating the Impacts of Travel)
DM13	(Car and Cycle Parking on Residential Development)
DM6	(Coordination of Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

HB1 Havant and Bedhampton Housing Allocations

UE4 Strides (Manor) Farm and Copseys Nursery

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control

Fire Brigade Access - Compliance with Approved Document B5 to be complied with.

Siting of building/structure - Distance between units unclear to comply with ADB requirement.

Glazing (Positions, qualities, cleaning) - Not shown clearly

Comment: The Development Engineer has assessed tracking details for emergency vehicles and confirmed that these appear acceptable.

County Archaeologist:

Archaeological issues were raised at an earlier stage for the over arching planning application. However the archaeological issues have been addressed and all archaeological field work has been completed. Some post excavation work is still under way, but in view of the completed field work I would not raise any further

archaeological issues.

County Minerals:

No comments received.

Environment Agency:

Comments awaited.

County Ecologist

The application is for a relatively limited number of new dwellings within one development plot and is accompanied by an Addendum to Information for Habitats Regulations Assessment. This provides an updated assessment of the likelihood of impacts on local internationally-designated nature conservation sites and concludes that the additional nine residential units are not likely to add in a substantial manner to the predicted impacts arising from the previously-permitted 191 dwellings.

I am content to agree with this conclusion, although I would add that the increase in residential dwellings does in reality add to the potential in-combination impacts on the nearby Natura 2000 sites. The previously permitted scheme includes an area of substantial Sustainable Alternative Natural Greenspace (SANG) provision which does go beyond the required green space requirement.

This is a new application and therefore should be assessed in that context. A new quanta of dwellings is proposed and so it would seem that there is potential for new in combination impacts. It may be prudent to request a consultation response from Natural England to ascertain whether a financial contribution is appropriate within the Solent Disturbance and Mitigation Project. This recently adopted framework allows LPAs in the Solent area to request a modest payment per new residential unit to offset residual recreational impacts arising from development within 5.6km of the Natura 2000 sites.

Despite the provision of generous SANG for this development site, it can be argued that there will inevitably be a residual impact from recreational disturbance and therefore additional payment is justified.

Economic Development

No comments received.

Education Department

In a similar way to the original housing development for this part of the borough I will be seeking a contribution from the developer in line with the County Councils Developer Contribution Policy. For 35 dwellings I will be seeking a contribution of £176,995 towards the expansion of primary age places in the area.

The development sits in the Warblington Secondary School catchment area and, as the school has surplus places, I will not be seeking a contribution towards additional secondary places.

Comment: The education contribution level is currently being discussed with the County Council given the nature of the application and the contribution secured through the existing S106 Agreement for the wider site.

Engineering/Drainage

The developers consultants have been in extensive correspondence with the EA to fine tune the proposals and are now at a stage where the design is acceptable.

Hampshire Highways

I can confirm that the Highways Authority's comments on this application should be made by the Councils own engineers, due to the size of the application being below that of the Agency threshold and agreement.

Development Engineer

Highway Network

The original application was supported by a Transport Assessment (and this application is supported by a Transport Addendum which quantifies the amount and modes of all the journeys that the proposed development will generate. It investigates the impact of the increased traffic flow on the surrounding road network and junctions.

The Transport assessment and the Transport Addendum have been reviewed by the Highway Authority and given the guidance in the National Planning and Policy Framework (NPPF) the proposed changes consisting of 9 additional dwellings, a Community Centre, and a reduction in the number of allotments will not result in a material impact on the local highway network and therefore can not be prevented or refused on transport grounds as the effect on the residual cumulative impacts of the development on the surrounding highway network can not be defined as severe.

Modes of Travel

A Draft Travel Plan was submitted with the original application which included initiatives and targets to encourage modal shift away from the private motor vehicles to other means of travel.

Layout of Estate

The layout of the estate meets the recommendations contained within Manual for Street Design (MfS) guide. The detailed drawings within the previous planning application submission demonstrate that the proposed layout would provide satisfactory servicing arrangements for emergency vehicles, delivery vehicles, fire appliances and refuse vehicles. This new application shows an additional turning head on the proposed private driveway which ensures that the modified layout can be adequately serviced.

The road and footway network will be built to an adoptable standard and will be maintained and managed by a company set up or selected by the developer. This maintenance agreement will be secured by means of a 106 Agreement. A 106 legal agreement will be required to insure that general public have the right to pass and re-pass over the public area, road and footways to insure integration of the proposed development into the surrounding existing settlement.

Parking

The parking provided (including cycle long term and short term storage) for the 9 additional dwellings, the Community Centre, and allotments meets the standards contained within the Havant Borough Council Parking Standards.

Natural England

Internationally and nationally designated sites

This application is within 5.6km of Chichester and Langstone Harbours SPA and will lead to a net increase in residential accommodation. Natural England is aware that

Havant Borough Council has recently adopted a Supplementary Planning Document (SPD) or planning policy to mitigate against adverse effects from recreational disturbance on the Solent SPA sites, as agreed by the Solent Recreation Mitigation Partnership (SRMP).

Provided that the applicant is complying with the SPD or policy, Natural England are satisfied that the applicant has mitigated against the potential adverse effects of the development on the integrity of the European sites, and **has no objection** to this aspect of the application.

In addition Natural England has no objection to the proposal subject to a condition relating to noise from percussive piling or works with heavy machinery during bird overwintering.

Comment: The requirement for this condition is being checked with Natural England as this condition was not requested or imposed on the original consent.

Protected species

Natural England have not assessed this application and associated documents for impacts on protected species.

Comment: This aspect is assessed by the County Ecologist.

Housing

There are no objections in principle to a financial contribution in lieu of an extra 3 units of affordable housing on this site.

The original consent was for 100 units. This new application for 35 is for amendments to a part of the site that contained 26 of the original 100. None of the previously agreed affordable units (35%, ie 35 units) were located in this part of the site and are elsewhere within the development.

It is the additional 9 units that we would be looking at to secure 30-40% affordable housing on ie 3 units.

Taking into account that we have already agreed a good percentage of affordable housing across both Manor Farm and the rest of Copseys, and that the developer is not seeking to amend this original provision, I am agreeable to the principle of a financial contribution, to be used to construct a community facility, in lieu of the additional 3 units on-site.

The developer has submitted a viability appraisal along with the application based on all 35 units in the new application being Open Market, which appears to show a sum of £207,592 available for all S106 obligations.

Using the HBC financial contribution calculation in the Housing SPD the financial gain from not providing the 3 affordable units is calculated as £249,051 a little more than their total figure of £207,592.

Some inputs to the viability appraisal have been questioned.

Comment: The agents have been asked to clarify their calculations in relation to viability and the financial gain from the non provision of affordable units on the site.

Waste Services Manager

I have no issues of waste collection from this new development as long as a 26 tonne

refuse vehicle can access this site.

Landscape Team

No landscape issues to raise here.

Crime Prevention Hampshire Constabulary

No comments received.

Planning Policy

The overall site has been allocated for residential development in the Local Plan (Allocations) 2014 under Policy HB1 (site reference UE4).

As the site has already received consent and the current proposal effectively seeks to vary one part of the overall site there is no objection to the principle of the proposal nor the increase in overall dwellings now proposed.

One of the key aspects of the proposal appears to relate to the financial contribution in lieu of the 3 affordable housing units previously expected to be provided on this part of the site. The contribution is then to be provided towards the community centre (minus any other S106 contributions required).

Policy CS9 of the Core Strategy allows for flexibility in affordable housing provision and Policy CS1(10) relates specifically to new community centre provision.

One element of the proposal to which I remain unclear is that the overall number of dwellings to be provided has increased from 26 to 35 units (9 unit increase). This 9 unit increase should represent a further 2.7 affordable units (based on the 30% CS9 requirement). This is in addition to the 3 already expected to be delivered on this section of the overall site. This hasn't been mentioned anywhere in the submitted application. However, it may be the case that the viability assessment has effectively counted for this if the comparisons of residential land values are based on the 26 units with 3No. as affordable compared to 35No. open market.

Comment: The area of the site currently under consideration did not contain affordable units in the approved scheme as they were provided elsewhere on the wider site to the required level.

Advice from Housing Officer should be sought in relation to viability.

Should consider an overage clause to any S106 should sales values exceed that expected in the viability report. This may then allow for further finances towards the Community Centre.

No objection to the principle of the proposal providing all HBC parties and the Case Officer are satisfied with the viability report and the offer of a commuted sum/land for a community centre in lieu of affordable housing provision.

Public Spaces Development Manager

With regard to the reduction in financial contribution toward sports pitches and courts, I am sorry to see this but members need to consider the overall balance of benefit to the community. The community building would be more proximate to the development whereas capital expenditure on sports facilities could be anywhere in the borough.

The original contribution amount has not been earmarked to any specific project

although it may have been included in approximations of potential amounts still to come to the Council under section 106 agreements (e.g. in the report about the project involving an artificial pitch in Front Lawn Rec).

Southern Water

Southern Water requires a formal application for a connection to the foul sewer to be made by the applicant or developer.

The planning application makes reference to drainage using Sustainable Urban Drainage Systems (SUDS).

The applicant will need to ensure that arrangements exist for the long term maintenance of the SUDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system. Thus, where a SUDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SUDS scheme

- Specify a timetable for implementation

- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

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.

The Council's technical staff and the relevant authority for I

Should planning permission be granted a planning condition is requested in relation to foul and surface water sewerage disposal.

Comment: A condition in relation to foul and surface water drainage is recommended.

6 Community Involvement

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: 91

Number of site notices: 5

Statutory advertisement: 22/08/2014

Number of representations received: 4 (2 objections and 2 support)

Summary: (Support)

District Commissioner Havant District Scout Council:

Havant District Scouts are delighted to support the creation of a new community

facility for the Warblington and Denvilles area.

Area lacks community facilities and have been working with other groups and interested parties to take this project forward.

Scouting in Havant is growing and many of our groups are full - particularly with regard to Beaver and Cub Scouting (ages 6 to 10).

Already have Scout Troop meeting at Warblington School and wish to open Beaver and Cub Scout Pack in the new facility, increasing opportunities for existing young people and providing for the many young families moving into the new development. The building could also provide a home for the Scout Troop and secure storage for equipment that scouting needs to provide wide range of adventurous activities and camping.

We understand that Girlguiding are also looking for secure storage, we would be happy to work with them to meet their requirements.

Our initial assessment is that we would wish to use the building for two evenings a week and some weekend activities.

Therefore there would be capacity to support other local groups and families wishing to run events e.g. childrens parties.

Some groups have already come forward to indicate their interest in using the building for their regular meetings.

Havant Scouting has an experienced Executive Committee, who are the charity trustees, and who manage the financial and property affairs for the district. Our preference is for the building to be owned by Havant Scouting and made available for community use a model that already works in other parts of the Borough.

We have some financial resources to allocate to the project and also have expertise in obtaining grants. some organisations have already indicated their willingness to support this project with grant funding.

We look forward to working with HBC, the developers and other parties to see the completion of this project and the creation of a new facility for the Warblington and Denvilles community.

Warblington & Denvilles Residents' Association

The association positively welcomes the inclusion of a Community Building on the site in place of the previously proposed Farm Shop.

Farm Shop probably not a commercially viable proposition, while a Community Hall will be of more value and use to a greater number of the local population.

Noted such halls attract considerable use for a large number of activities which help bind a community beneficially.

In the design process, we have been anxious to ensure the building can be extended if the need arises.

Comment: Any extension to the building would require a separate planning permission.

The Warblington and Denvilles area is currently devoid of any community focus other than the school and the absence of a community building is notable.

The population of this area is increasing markedly by over 1000 people, just with the Manor Farm and Nursery Fields developments, over the next 12 months, approximately a 50% increase.

To meet the needs of these people, young and old, the provision of a community building is seen as a very positive move.

We invited local people to respond if they are interested and a number of organisations and parties have already expressed an interest in using the building for activities amongst them our own Association, the Scouts and Guides and derivatives, U3A, Dynamo Youth Theatre, WemsFest, Zumba and Pilates groups.

Once established there will undoubtedly be further interest in using the hall.

In anticipation of agreement to the Community Hall in this application, discussions

concerning development of the building have taken place between developers, WDRA, Scouts and local Councillor. We would be delighted to liaise further with the Council to discuss ownership and management of the building.

Association understands that the developers are changing the mix of houses to match better the demand.

While this reduces the number of larger properties into which expanding families may wish to move, this area is already well provided with suitable properties.

This will make home ownership more accessible to many and we have no objection to the changes proposed.

Summary (Objection)

Original application showed 21 houses in the same area they now propose 35 houses.

Comment: The approved layout showed 26 dwellings on the application site area.

Would suggest that this is overcrowding.

Little bit of public open space next to the road junction has reduced to about a third of its original size.

Comment: The open space at the road junction has not been reduced in size.

Application gives the impression of being a way of getting approval which might not have been forthcoming if part of the larger application.

Original application only passed on casting vote of chairman larger development exacerbates all the problems originally identified.

Concern over adequacy of traffic surveys. Objections to the original application remain and are added to by this application.

Traffic concerns will not be solved by travel plan.

Pedestrian footbridge is not needed, cost too much and will not solve problems.

To increase number of houses before the current development is complete and establishing whether the concerns were justified is wrong.

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) Impact on the character and appearance of the area
- (iii) Effect on neighbouring properties
- (iv) Acceptability of future occupants residential amenities
- (v) Affordable Housing
- (vi) Highway implications
- (vii) Flood risk/drainage issues
- (viii) Effect on protected species
- (ix) Effect on open space provision/Allotments
- (x) Landscaping/trees
- (xi) Archaeology
- (xii) Developer Contributions/S106 and CIL

(i) Principle of development

7.2 The current proposal are in two parts, the alteration and increase in the residential development on the site and the provision of a Community Building and associated car parking/garden area, these elements will be considered separately in terms of the principle of development.

Residential Development

- 7.3 The proposed change to the residential development is within part of housing allocation UE4 of the Havant Borough Local Plan (Allocations) 2014. This area of the site together with the wider former Copseys Nursery site have been subject to previous planning permissions. In July 2013 outline planning permission was granted for residential development (Ref: APP/12/01222) and in October 2013 the related reserved matters consent was granted (Ref: APP/13/00752). The reserved matters consent set out the quantum and form of the residential development anticipated on the area of the Copseys site currently under consideration. The principle of residential development is therefore clearly established by the allocation of the site for housing and by the granting of planning permissions. The consequences of the changes in the quantum and form of the development are considered elsewhere in section 7 of this report.

Community Building

- 7.4 The proposed Community Building would be located to the east of the residential development. The outline planning permission indicated a farmers building and car park with allotments in this area. The Reserved matters application whilst excluding the area from the proposals to be considered indicatively showed a Community Building, Community Garden, car parking and allotments in this area. The provision of Farmers Building, car park and allotments formed part of the requirements for the associated S106 agreement in relation to the outline consent.
- 7.5 It is considered that the principle of providing a building, car parking and allotments have all been established by the granting of outline planning permission. The main issue in terms of principle is therefore considered to be whether a Community Building can be justified in terms of its need within the locality.
- 7.6 The Council's Communities Team have provided comments in relation to the justification for the Community Building building as set out below:

In 2008/9 a Value for Money review of community assets was undertaken by the Council in relation to the Denvilles area the report states:

To enable a picture of the current provision to be built up, an extensive mapping exercise was carried out in consultation with a number of groups, including the locally focussed and independent community boards. The overall result shows a more than adequate spread of facilities managed by a number of providers, including faith and voluntary groups, community schools and sports buildings in addition to the Havant Borough Council owned buildings throughout the borough. The only main gap in provision was identified in the Denvilles area in the St Faith's ward.

During the mapping process relatively small gaps in bookable community facilities were identified in Langstone and Havant town centre; however the main gap is situated in the Denvilles area of St Faith's ward. The council has no plans to build any further community centres. Therefore other providers will need to be sought if any provision is to be made in this geographical area.

The need for community provision within the Denvilles area is therefore considered to be established and the mechanism for achieving this provision has been identified through the planning process.

- 7.7 It is also clear from the representations made by the Warblington and Denvilles Residents Association and the Scouts that there has been considerable interest from groups and organisations who are looking to make use of the facilities offered by a new Community Building located within an area where there is currently a distinct lack of such facilities. It is considered that given the planning history of the site and the established desire and need for a new Community Building that the principle of this development and associated parking are acceptable.

(ii) Impact on the Character and Appearance of the Area

- 7.8 The residential alterations are located in a part of the wider Copseys Nursery site that is set away from any existing residential development. It is not therefore considered that the development changes in terms of their physical form would be readily perceived from the older residential development adjacent to the wider Copseys Nursery site.
- 7.9 In terms of the wider views into the site the impact of the development from the undeveloped gap between Havant and Emsworth needs to be considered. The eastern part of the residential development fronting the public open space and farmland beyond is considered particularly sensitive in landscape terms. The outline consent included six large two and a half storey detached houses with associated garages along this frontage with a height of 9.65m. The current proposals increase the number of dwellings to twelve, however they are designed as semi-detached units. The height of the proposed two and a half storey units are 9.7m. It is considered that the impact of the approved and proposed dwellings on the eastern frontage of the development would have a similar and acceptable impact on the character and visual amenities of the development when viewed from the east.
- 7.10 The layout of the approved and proposed developments are very similar with a road to the north and west, and cul de sacs running to the east and south and an enclosed courtyard type development in the centre. The slightly revised layout is considered acceptable.
- 7.11 The number of units provided within the part of the site under consideration has increased from 26 to 35 units. This results in a density increase over the whole of the Copseys site from approximately 33 units/ha to approximately 34 units/ha. This increase in density is considered to be in accordance with the principle of making best use of developable land whilst not conflicting with the overall pattern of development of the wider Copseys Nursery/Manor Farm development.
- 7.12 It is important that developments 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* (HBLP 2011 policy CS9). The Reserved Matters permission included the following housing mix within this part of the site:

4 x 3 bed units
17 x 4 bed units
5 x 5 bed units

The current proposals within the same area are:

6 x 2 bed units
23 x 3 bed units

6 x 4 bed units

This mix is understood to reflect housing demand experienced by the developer on site from property buyers. The mix is considered acceptable and is complementary to the wider mix of development on the Copseys Nursery/Manor Farm sites. The implications of the development for affordable housing are considered separately in this report.

- 7.13 The application has been assessed in terms of the relationship between dwellings and garden sizes and some amendments to the height of dwellings and the layout of gardens have resulted. The proposals are now considered to be in accordance with the recommendations of the Borough Design Guide Supplementary Planning Document.
- 7.14 The Community Building and associated parking and community garden would be located to the east of the residential area. The Community Building would be single storey in design with a ridge height of approximately 7 metres. Whilst it would be viewed across open land to the north, the single storey nature of the building combined with existing trees and landscaping would help to reduce this impact. It is considered beneficial to ensure that further hedge planting along the northern side of the building are secured by planning condition. Subject to this the impact of the Community Building on the character and appearance of the wider landscape is considered to be limited and acceptable.
- 7.15 The car parking area would be shared between the Community Building and the allotment use with a total of 27 spaces shown. Landscaping to the north and south by the provision of new hedging would soften the impact of parked cars in the wider landscape and a landscaping condition is recommended. The small community garden to the west of the Community Building would provide the opportunity for an attractive setting to the building and a small outside area that could be utilised by users of the building.
- 7.16 Overall, it is considered that the residential and community use aspects of the development would have an acceptable impact on the character and appearance of the area.

(iii) Effect on neighbouring properties

- 7.17 As mentioned above the changes to the residential layout are set off the boundaries with the established residential properties beyond the wider Copseys Nursery site. It is not therefore considered that there would be any direct impact on residential amenities of existing residents in the area from the built form of the development. The Community Building is also set well away from the established residential development. It is considered that the proposed development would have an acceptable relationship with the rest of the proposed development within the site. To ensure that this is the case conditions in relation to the use of the community building for live or amplified music are considered to be appropriate to help prevent potential noise pollution issues.
- 7.18 The development is likely to generate an increase in vehicular movements to and from the site due to the increase in dwellings and the proposed Community Building. It should however be noted that the number of bedrooms within the new development will remain as previously approved and that the Community Building is in lieu of a farmers building which was anticipated to be selling produce to the public. The site is

accessible from Blenheim Gardens, Fifth Avenue, Hallett Road and Glenleigh Park providing a choice of access routes to and from the wider development. It is not anticipated that any increase in vehicular movements would result in an unacceptable level of vehicular movement to existing and future residents.

(iv) Acceptability of future occupants residential amenities

- 7.19 Whilst the proposed development is at an increased density to the original permission, the layout has been designed to ensure adequate separation distances between dwellings and garden sizes. Overall the proposals are considered to meet the recommendations of the Borough Design Guide Supplementary Planning Document.

(v) Affordable Housing

- 7.20 Planning policy CS9 of the HBLP 2011 requires that new housing development on sites of more than 15 units provide 30-40% affordable Housing on site. This application is unusual in that it is effectively a part of a wider development site (Copseys Nursery and Manor Farm) and it is considered reasonable to view affordable housing across this wider area.
- 7.21 The residential part of the current application included no affordable housing when originally approved in the reserved matters application. The current proposals propose no affordable housing with an increase of nine additional residential units. Overall the Copseys development provides 35 affordable units all located elsewhere within the wider development. This equates to 35% of the original 100 units or 32% of the now proposed 109 units on the whole Copseys Nursery Development. The provision of affordable units therefore remains within the range of 30-40% required by policy CS9.
- 7.22 The increase in units by 9 would normally require at least three additional affordable housing units. In this case the applicant is seeking to provide the Community Building in lieu of the additional affordable housing. Given the overall affordable housing requirement for the Copseys site is still met by the wider development and that funds released by the non-provision of additional affordable units are being transferred towards the provision of the Community Building it is considered that the lack of additional affordable units is justified in this case. The Councils Housing Officer has confirmed that this position is acceptable. Further comments in relation to developer contributions and CIL/S106 requirements are considered separately in this report.

(vi) Highway implications

- 7.23 As stated in 7.18 above, the proposals would be likely to result in a modest increase in vehicular movements to and from the site via the four entrance roads to the wider development. The application is accompanied by a Framework Travel Plan. Given the scale of the development under the Councils Agency Agreement with Hampshire County Council the proposals have been considered by the Councils Development Engineer.
- 7.24 The transport assessment and transport addendum has been addressed by the Highway Authority and the traffic from the additional nine units and Community Centre would not be sufficient to warrant a refusal of planning permission. A draft Travel Plan submitted with the original application includes initiatives and targets to encourage modal shift away from the private motor vehicle to other means of travel.
- 7.25 The layout of the estate meets the recommendations of design guidance and the

Development Engineer confirms that the layout would provide satisfactory servicing arrangements for emergency vehicles, delivery vehicles, fire appliances and refuse vehicles.

- 7.26 The road and footway network would be built to an adoptable standard and will be maintained and managed by a company set up or selected by the developer and the site will have public access both secured by a varied S106 agreement.
- 7.27 Car and cycle parking can be provided to the Councils adopted parking standards.
- 7.28 The development is therefore considered acceptable in terms of the associated highway implications.

(vii) Flood risk/drainage issues

- 7.29 The application has been accompanied by a Flood Risk Assessment and drainage strategy for the site. The site is located in flood zone 1 within an area of low flood risk, nevertheless due to the size of the wider site area (including Manor Farm to the south) flood risk and drainage strategies have been looked at in detail by the Environment Agency and the Councils Special Project Engineer in relation to the wider development.
- 7.30 The agent states that these proposals would connect to the surface water drainage network for the wider site and that it has been confirmed that these proposals do not result in a discernible increase in impermeable areas and would therefore not increase the storm runoff to soakaways/permeable paving and ultimately the attenuation ponds. It is stated that the proposals would not increase the discharge rate into the attenuation ponds and therefore not increase flood risk off site. The peak flow rate into Nore Farm Stream would not be increased as a result of the current proposals.
- 7.31 At the time of writing whilst the Councils Special Projects Engineer has confirmed that in his view the proposals are acceptable, the Environment Agency have been in detailed correspondence with the applicants drainage consultants with regard to the wider scheme. At this stage it is anticipated that detailed drainage conditions will be required in relation to any planning consent. Members will be updated with regard to any consultation response from the Environment Agency.
- 7.32 In relation to foul drainage, the agent states that the proposals would not have an impact on the overall drainage solution for the wider site. The wet well of the pumping station has been designed with an additional contingency capacity to deal with the small increase in flows associated with the proposals without increasing flood risk.
- 7.33 Southern Water have raised no objections to the proposed foul drainage proposals subject to the imposition of a planning condition and a condition in relation to this matter is recommended.

(viii) Effect on Protected Species

- 7.34 In general terms the proposals do not increase the development area previously granted planning permission, however there is a potential increase in the number of residents resulting from the change in the number of residents likely to be living at the site. The application is accompanied by updated ecological information. The proposals have been assessed by the County Ecologist and Natural England.

- 7.35 The application provides an assessment of the likelihood of impacts on local internationally designated nature conservation sites and concludes that the additional nine dwellings are not likely to add in a substantial manner to the predicted impacts arising from the previously permitted 191 dwellings. The County Ecologist confirms that he is content to agree this conclusion, however the increase in residential dwellings does in reality add to the potential in combination impacts on the designated sites. The previous scheme does include a substantial Sustainable Alternative Natural Greenspace (SANG) provision which goes beyond the required green space requirement. This helps to provide alternative recreational facilities and would serve to reduce visits to the coast and potential disturbance to protected species.
- 7.36 Notwithstanding this, the current proposals would increase the number of dwellings and there is potential for new in combination impacts. Since the original consent the Council have in consultation with Natural England and having regard to the Solent Disturbance and Mitigation Project adopted an approach to mitigating potential impacts by securing a contribution from new residential development to improve wardening at Langstone and Chichester Harbours to reduce the impact of recreation on wildlife.
- 7.37 In conclusion it is considered to be reasonable and proportionate to seek a financial contribution in relation to the additional nine residential units.

(x) Effect on Open Space Provision/Allotments

- 7.38 The current proposal does not alter the very substantial element of public open space including a local area of play secured as part of the wider Copseys Nursery/Manor Farm development. The current proposal includes 24 allotment plots (a reduction on the indicative number in the outline planning permission which showed 32 plots).
- 7.39 At the time of writing this report no comments have been received from the Public Open Space Team, however, it is anticipated that given the original substantial provision that the proposals would provide suitable and good quality open space and play area. The allotments would also provide a valuable facility for residents. The implications of the application in relation to financial contributions towards open space are considered in (xi) below.

(xi) Landscaping/trees

- 7.40 The proposals do not significantly change the overall landscaping proposals for the site and importantly significant planting is proposed to the east and south of the residential development and a new hedge is proposed to the south of the Community Building, car parking and allotment area. It is considered necessary as part of the overall landscaping to provide additional hedging to the north of the proposed Community Building.
- 7.41 The only additional impact in relation to trees is adjacent to the Community Building which would be sited close to two boundary Oak trees. The building would be outside the root protection areas for these trees and the only encroachment would be the provision of a footpath which would be partly within the root protection area of the eastern tree. Subject to suitable conditions this relationship is considered to be acceptable.

(xii) Archaeology

- 7.42 Archaeological issues were addressed by the outline planning application and the County Archaeologist has confirmed that the archaeological issues have been addressed and all archaeological field work has been completed. No archaeological issues are therefore raised in relation to the development.

(xi) Development Contributions/S106 and CIL

- 7.43 In relation to development contributions the current proposal would have an impact on the existing S106 agreement for the wider Copseys Nursery Site and would need to be assessed against CIL requirements which the Council have adopted since the original planning permissions were granted.

S106 Agreement:

- 7.44 The outline permission in relation to the wider Copseys Nursery site (Ref: APP/12/01222) was granted with an associated S106 agreement. This secured a range of legal requirements including the following financial contributions:

Covenants to the County Council:

Highways Contribution £376,484
Residential Travel Plan Cash Deposit £12,274.04
Residential Travel Plan Monitoring Fee £7500
Residential Travel Plan Assessment Fee £750
Education £180,000

Covenants to the Borough Council:

Playing Space Contribution £20,000
Section 106 Monitoring Fee £5,000

The total contributions in relation to the original S106 agreement was £602,008.04.

- 7.45 As the current application is a stand alone permission it is necessary to amend the original S106 agreement to reflect this. Effectively the original section 106 needs to reflect the loss of 26 of the original 100 units and then CIL requirements need to be applied to the 35 units in the new scheme. This results in the following contributions in the deed of variation to the original S106 Agreement:

Covenants to the County Council:

Highways Contribution £278,598 (deduction of 26%)
Residential Travel Plan Cash Deposit £12,274.04 (no deduction)
Residential Travel Plan Monitoring Fee £7500 (no deduction)
Residential Travel Plan Assessment Fee £750 (no deduction)
Education £180,000 (No deduction as the number of bedrooms between the two schemes remains unchanged and Education is not covered under CIL in this part of the Borough. At the time of writing this contribution level is under consideration by County Council Education)

Covenants to the Borough Council:

Playing Space Contribution £14,800 (deduction of 26%)
Section 106 Monitoring Fee £5,000
Ecology Contribution £1,548 (for extra 9 units)

The total revised S106 contribution in relation to the Copseys Nursery site excluding the current proposal would be revised to £500,470.04.

- 7.46 It should be noted that Hampshire County Council are signatories to the original S106 agreement and County Education and County Highways have been re-consulted in relation to the relevant consultations and any comments received will be reported to members. In addition the additional 9 units would have normally required an additional 3 affordable units, however as stated elsewhere a suitable level of affordable provision is achieved over the whole Copseys development.
- 7.47 Since the original outline approval the Council have adopted the Community Infrastructure Levy which applies to all new residential development in the Borough. Based on the applicants floorspace calculation the CIL payment would equate to £263,628. The applicants are however seeking to provide a payment in kind rather than the financial contribution in order to enable the provision of the Community Building. The principle of such a payment in kind is acceptable in the CIL regulations, although this Council have not agreed such an approach in its current CIL policy and if members support the suggested arrangement in relation to this application the possibility of payment in kind under the CIL regulations would need to be agreed at Cabinet/Council prior to the issuing of any planning permission.
- 7.48 The developers are essentially offering to construct the Community Building and transfer this and associated land to the Borough Council. It is likely that the building would be constructed in summer 2016. The subsequent use of the building and its likely transfer to any other operator such as the Scouts would require detailed negotiation outside of the planning application process.
- 7.49 Given the identified need for improved community facilities and the mechanism for achieving such provision as a result of this planning proposal it is considered that the package of contributions achieved from the wider site, together with the payment in kind to secure the Community Building can be supported.

8 Conclusion

- 8.1 The principle of the residential development of the site has been established by the allocation of the site and by the previous granting of planning permission. The need for a Community building in the Denvilles area is supported by previous analysis by the Council and is supported by the Residents Association and the Scouts.
- 8.2 The development is considered to have an acceptable impact on the character and appearance of the area and on neighbours residential amenities. The scheme would provide for adequate residential amenities for future occupants.
- 8.3 Whilst affordable housing is not provided on this part of the Copseys Nursery development, the overall scheme continues to meet the Councils standards.
- 8.4 The increase in the number of units is relatively modest and this combined with the Community Building is not considered to increase vehicle movements to and from the site to an unacceptable level and there are a choice of access routes to the site.
- 8.5 The development would need to demonstrate that any increased surface water and foul drainage flows can be accommodated and conditions are recommended to ensure that this is adequately addressed.
- 8.6 The development would have limited additional impacts on protected species/sites, however the additional potential impact on protected sites from residents visiting the

coast has been addressed by the financial contribution towards wardening at the coast. Open space provision remains unaltered although a small community garden is shown adjacent to the Community Building, the open space is considered acceptable to serve the residential development. Allotments continue to be provided to the east of the Community Building and will provide a valuable community asset.

- 8.7 The development would subject to conditions provide additional landscaping and retain important trees, archaeology requirements have been appropriately addressed under the previous consents.
- 8.8 Finally, the development would secure a range of financial contributions and the provision of a Community Building with associated land.
- 8.9 Given the above conclusions it is considered that planning permission can be recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00767

Subject to:

- (A) The amendment of the Councils CIL procedures being agreed by Council/Cabinet
- (B) A Deed of variation to the original S106 agreement relating to planning application APP/12/01222 being completed to secure the following revised contribution levels:
 - Covenants to the County Council:
 - Highways Contribution £278,598
 - Residential Travel Plan Cash Deposit £12,274.04 (no deduction)
 - Residential Travel Plan Monitoring Fee £7500 (no deduction)
 - Residential Travel Plan Assessment Fee £750 (no deduction)
 - Education £180,000
 - Covenants to the Borough Council:
 - Playing Space Contribution £14,800 (deduction of 26%)
 - Section 106 Monitoring Fee £5,000
 - Ecology Contribution £1,548 (for extra 9 units)
- (C) The planning conditions as set out in Appendix K as may be amended by the Executive Head (Planning & Built Environment)

Appendices:

- Appendix A - Location Plan
- Appendix B - Site Plan
- Appendix C - Street Scenes
- Appendix D - Rochester House Type Elevations

Appendix E - Rochester House Type Floor Plans
Appendix F - Woodvale House Type Elevations
Appendix G - Woodvale House Type Floor Plans
Appendix H - Tiverton House Type – Elevations and Floor Plans
Appendix I - Community Centre Elevations
Appendix J - Community Centre Floor Plans
Appendix K - Conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Construction of the dwellings and community building hereby permitted shall be carried out in accordance with the materials indicated on the submitted Materials Layout Plan Drawing No. P974/RP/03 Rev L.

Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 Construction of the dwellings hereby permitted shall not commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have first been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that site levels are adequately addressed in the interests of the character and amenity of the area and of neighbours having due regard to policies CS16 of the Havant Borough Local Plan Core Strategy 2011 which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2011.

- 4 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced (including semi-permeable materials) have first been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to policies CS16, and DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework 2012.

- 5 Construction of the dwellings hereby permitted shall not commence above slab level until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been first submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until completion of the installation of all its screening provision as is thus approved by the Local Planning Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 The proposed works must be carried out in accordance with the Arboricultural Impact Assessment for Phase 2 re-plan ACD Arboricultural, dated 10th July 2014 to be read in conjunction with the Arboricultural Impact Assessment & Method Statement ACD Arboriculture Rev C submitted in relation to planning application APP/13/00752 unless otherwise agreed in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times during which such implementation is in progress. Any such tree or hedgerow which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less than 1.6 metres height when planted.

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 Core Strategy 2011 and the National Planning Policy Framework 2012

- 7 The construction of the Community Building hereby permitted shall not commence unless and until details of the service runs to this building are submitted to and approved in writing by the Local Planning Authority. Service runs to the building shall subsequently be constructed and maintained in accordance with the approved details.

Reason: To safeguard the continued health and presence of existing trees and hedgerows and to protect the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework 2012.

- 8 The dwellings and community building hereby permitted shall not be occupied/brought into use until plans and particulars specifying the provision to be made for external lighting of the same and the type of street lighting including calculations, contour illumination plans and means to reduce light pollution have been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved. The approved details should be adhered to at all times.

Reason: To safeguard the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewerage disposal proposed to serve the same, the treatment of existing water courses and ditches and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have first been submitted to and approved in writing by the Local Planning Authority. No dwelling or building shall be occupied until completion of the implementation of its 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 National Planning Policy Framework 2012.

- 10 The development shall be carried out fully in accordance with the approved Construction Management Plan and Construction Method Statement submitted in relation to planning permission APP/12/01222 unless otherwise agreed in writing.

Reason: To ensure that development should not prejudice highway safety nor cause inconvenience to other highway users or result in any other significant harm to the amenity of local residents, or to existing natural features and having due regard to policies DM8, DM10, and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.

- 11 All the garages hereby permitted shall be made available for the parking of motor vehicles at all times and shall not be converted into living accommodation without the prior written approval of the Local Planning Authority.

Reason: To ensure compatible use of the garage with the interests of local amenity. To ensure adequate on-site car parking provision for the approved dwellings and to discourage parking on the adjoining highway in the interests of local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) and National Planning Policy Framework 2012.

- 12 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.

Reason: To protect the amenity of adjoining residents and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 13 No dwelling or building shall be occupied/brought into use until space for the loading, unloading and parking of vehicles serving it has been provided within the site and surfaced and marked out in accordance with details to be agreed in writing with the Local Planning Authority. Such areas shall thereafter be retained and used solely for those purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 14 The buildings hereby permitted shall not be occupied/brought into use until a specification of the provision to be made for the storage and disposal of refuse has been submitted to and approved in writing by the Local Planning Authority and the approved specification for refuse has been completed and implemented in full accordance with such an approved specification. Thereafter the approved specification shall be maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenity of the locality and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework.

- 15 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 for surface water disposal 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.

- 16 The soft landscaping scheme shall be completed in full accordance with the approved details prior to the first occupation of the last dwelling. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Core Strategy 2011 and National Planning Policy Framework March 2012.

- 17 In addition to the landscaping shown on the submitted plans the community building hereby permitted shall not be brought into use unless and until additional landscaping has been provided to the northern site boundary adjacent to the community building in accordance with a planting scheme to be submitted to and approved in writing by the Local Planning Authority. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Core Strategy 2011 and National Planning Policy Framework March 2012.

- 18 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A/D/E and F of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) England) Order 2008, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: In the interests of the character and amenities of the development having due regard to policy CS16 of the Havant Borough Local Plan Core

Strategy 2011 which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.

- 19 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the dwelling hereby approved including the addition of windows permitted by Part 1, Classes B/C of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, shall be constructed without the prior written approval of the Local Planning Authority.

Reason: In the interests of the character and amenities of the development having due regard to policy CS16 of the Havant Borough Local Plan Core Strategy which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.

- 20 No bonfires shall be allowed on site during the period of demolition, clearance and construction.

Reason: To protect the amenity of existing residents in the vicinity of the site during construction and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan Core Strategy 2011 and the National Planning Policy Framework 2012.

- 21 Clearance of suitable bird nesting habitat (including vegetation and buildings) shall only take place between September to mid-March (inclusive). If this is not possible then a pre-clearance check for occupied birds nests shall be undertaken by a suitably experienced ecologist. Work shall cease in any areas where occupied nests are identified and an exclusion zone of 5m maintained around such nests, until such time as those nests become unoccupied of their own accord.

Reason: To avoid impacts to nesting birds and having due regard to policy DM8 of the Havant Borough Local Plan Core Strategy and the National Planning Policy Framework 2012.

- 22 Prior to the occupation of the development commencing on site, a detailed plan for the creation, establishment and long-term maintenance of features for biodiversity enhancements at the site, including specification and location of bat roosting features, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully adhered to and the site managed in accordance with the approved plan.

Reason: to conserve and enhance biodiversity and having due regard to policy DM8 of the Havant Borough Local Plan Core Strategy and the National Planning Policy Framework 2012.

- 23 No development hereby permitted shall commence until such time as a surface water drainage scheme, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the dwellings are occupied and thereafter managed and maintained in accordance with the approved details. These details shall include:

- i. Information about the design storm period and intensity, the method employed to delay and control the surface water discharge from the site and the measures taken, including petrol/oil interceptors, to prevent pollution of the receiving surface waters;
- ii. Calculations to demonstrate that the capacity of the attenuation pond is adequate and may exceed the needs of sustainable drainage; and
- iii. a timetable for its implementation of i. above; and
- iv. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangement to secure the operation of the sustainable urban drainage scheme throughout its lifetime.

Reason: To prevent the increased risk of flooding and to improve and protect water quality, habitat and amenity and ensure future maintenance and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework.

- 24 Prior to development commencing on site, a scheme to deal with the risks associated with identified contamination at the site shall be submitted to and approved in writing by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing by the Local Planning Authority.

1. A site investigation scheme based on previous investigation reports, for the purpose of informing an appropriate assessment of the risks to all receptors that may be affected, including those off site.

2. The results of the site investigation and risk assessment (2) and if appropriate, a method statement based on these results giving full details of the remediation or other risk mitigation measures required, and how they are to be undertaken.

3. A verification report or statement shall be prepared (as appropriate) on completion of the remediation or risk mitigation measures set out in (3) confirming that measures have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting. All elements shall be fully adhered to unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent future site users and buildings being exposed to unacceptable risks of harm arising from previous land uses, inclusive of filled land & soil gas. To ensure that potential risks to controlled waters are appropriately addressed, and having due regard to policy DM10 of the Havant Borough Local Plan Core Strategy and the National Planning Policy Framework 2012.

- 25 If, during development, contamination not previously identified on site is found to be present, no further development shall be undertaken until a report has been submitted to and approved in writing by the Local Planning Authority detailing how that contamination is to be dealt with. Unless otherwise agreed in writing with the Local Planning Authority, all works outlined in the submitted report shall be adhered to.

Reason: To prevent future site users and buildings being exposed to unacceptable risks of harm arising from previous land uses, inclusive of filled land & soil gas. To ensure that potential risks to controlled waters are appropriately addressed, and having due regard to policy DM10 of the Havant Borough Local Plan Core Strategy, and the National Planning Policy Framework, March 2012.

- 26 The dwellings hereby permitted shall not be occupied unless and until double glazing is provided such that in all dwellings the maximum noise level (predicted 15 years from completion of dwellings) in habitable rooms, with windows closed and other means of ventilation provided does not exceed:

Daytime 38 dB LAeq, 16h

Nighttime 30dB LAeq, 8hr

Reason: To prevent future owners being exposed to unacceptable noise levels and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 27 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Phase 2, Replan Planning Layout Drawing No. P974/RP/01 Rev N
Phase 2, Replan Planning Layout Drawing No. P974/RP/02 Rev M
Phase 2, Replan Materials Layout Drawing No. P974/RP/03 Rev L
Community Centre Site Layout Drawing Number P974/CC/03 Rev B
Plots 1-35 & Community Centre Location Plan Drawing No.

P974/RP/04 Rev B

Community Centre Plans Drawing No. P974/CC/01 Rev D
Community Centre Elevations Drawing No. P974/CC/02 Rev C
Replan - Street Scenes Drawing No. P974/RP/SS/01 Rev E
Type MO (Morpeth) Floor & Roof Plans Drawing No. P974.RP.MO.01
Type MO (Morpeth) Elevations Drawing No. P974.RP.MO.02
Type BAR (Barwick) Plans & Elevations Drawing No. P974.RP.BAR.01
Type TIV (Tiverton) Plans & Elevations Drawing No. P974.RP.TIV.01

Rev B

Type Rochester (Classic Brick) Plans Drawing No. P974.RP.RO.01

Rev A

Type Rochester (Classic Brick) Elevations Drawing No.

P974.RP.RO.02 Rev B

Type Rochester (Classic Render) Plans Drawing No. P974.RP.R.03

Rev A

Type Rochester (Classic Render) Elevations Drawing No.

P974.RP.RO.04 Rev B

Type W (Woodvale) Floor & Roof Plans Drawing No. P974.RP.W.01
Type W (Woodvale) Elevations Drawing No. P974.RP.W.02
Type Y (York) Floor & Roof Plans Drawing No. P974.RP.YO.01
Type Y (York) Elevations Drawing No. P974.RP.YO.02
Single Garages Plans & Elevations Drawing No. P974.RP.GAR.01
Single & Pair Garages Plans & Elevations Drawing No.

P974.RP.GAR.02

Triple Garage Plans & Elevations Drawing No. P974.RP.GAR.03
Landscape Proposals Drawing No. BSH 18623 13B
Landscape Proposals Drawing No. BSH 18623 15B
Landscape Proposals Drawing No. BSH 18623 16A
Landscape Proposals Drawing No. BSH 18623 19A
Landscape Proposals Drawing No. BSH 18623 20
Landscape Proposals Drawing No. BSH 18623 21
Overall Plan Drawing No. BSH 18623 30

Planning, Design and Access Statement July 2014

Letter MJA Consulting Ref: CP/14:0432/4884 dated 10th July 2014
Planning Levels and Drainage strategy Drawing No. 5043:P01
Flood Risk Assessment Rev I - April 2013
FRA Appendix A - Development Foul & Surface Water Strategy
Development Overall Surface Water Strategy Drawing No. 4527:70

Rev D

Development overall Foul drainage Strategy Drawing No. 4527:P02
FRA Appendix B - Topographical Survey
Site Survey Drawing No.36DV001
FRA Appendix C - Infiltration Test Results - Wilson Bailey 18.01.13
Infiltration Plan and Test Results
FRA Appendix D -Pre/Post Development Flow Rates

FRA Appendix E - Groundwater Monitoring & Borehole Location Plan -
Wilson Bailey

FRA Appendix F - SUDS Management & Maintenance Plan

FRA Appendix G - Attenuation Ponds Calculations

Drainage Sections Drawing Number 4527:71

Appendix H - Environment Agency Correspondence

Affordable Housing Viability Report 17th July 2014

Framework Travel Plan July 2014

Transport Assessment Addendum July 2014

Arboricultural Impact Assessment for Phase 2 re-plan ACD

Arboriculture dated 10th July 2014

Ecological Assessment Aluco Ecology dated April 2013

Addendum to Information for Habitats Regulations Assessment Aluco

Ecology dated July 2014

Sustainability Statement Barratt Homes

Swept Path Analysis Drawing No: 141350/AT/D01 Rev A

Reason: - To ensure provision of a satisfactory development.

Appendices:...