

landscaping opportunities are broadly restricted to small scale planting within the site and the appropriate use of hard surfacing. Given the sensitivity of the site the applicant accepts the needs for a high quality landscaping scheme to be implemented on this site and it is anticipated that such a scheme can be secured through the imposition of planning conditions.

The effect of the proposed landscaping will be to soften the proposed development and will lead to an attractive and interesting development, which appears well integrated into its surroundings.

APPEARANCE

The proposed new build has been designed to follow relatively simple traditional architectural conventions so as to complement rather than compete with the main listed building. Consistent with this approach is the use of a relatively limited but high quality palette of materials including timber doors and windows, timber roof details, natural slate and good quality stock bricks.

The proposed house types are bespoke for the scheme and have been designed to ensure that the same high standard of design and detailing is applied across the site.



Front Elevation

Note : Wall areas left clear to elevations are in facing brickwork.



Front Elevation

Note : Wall areas left clear to elevations are in facing brickwork.



Plot 7

Side Elevation



Plot 4

Side Elevation

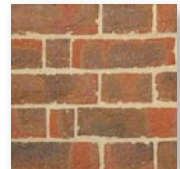
Detail facing brick boundary walls and piers

Parking court access

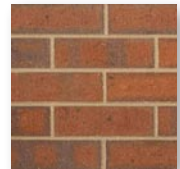
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Facing Brick



Detail Brick



Slate Roof



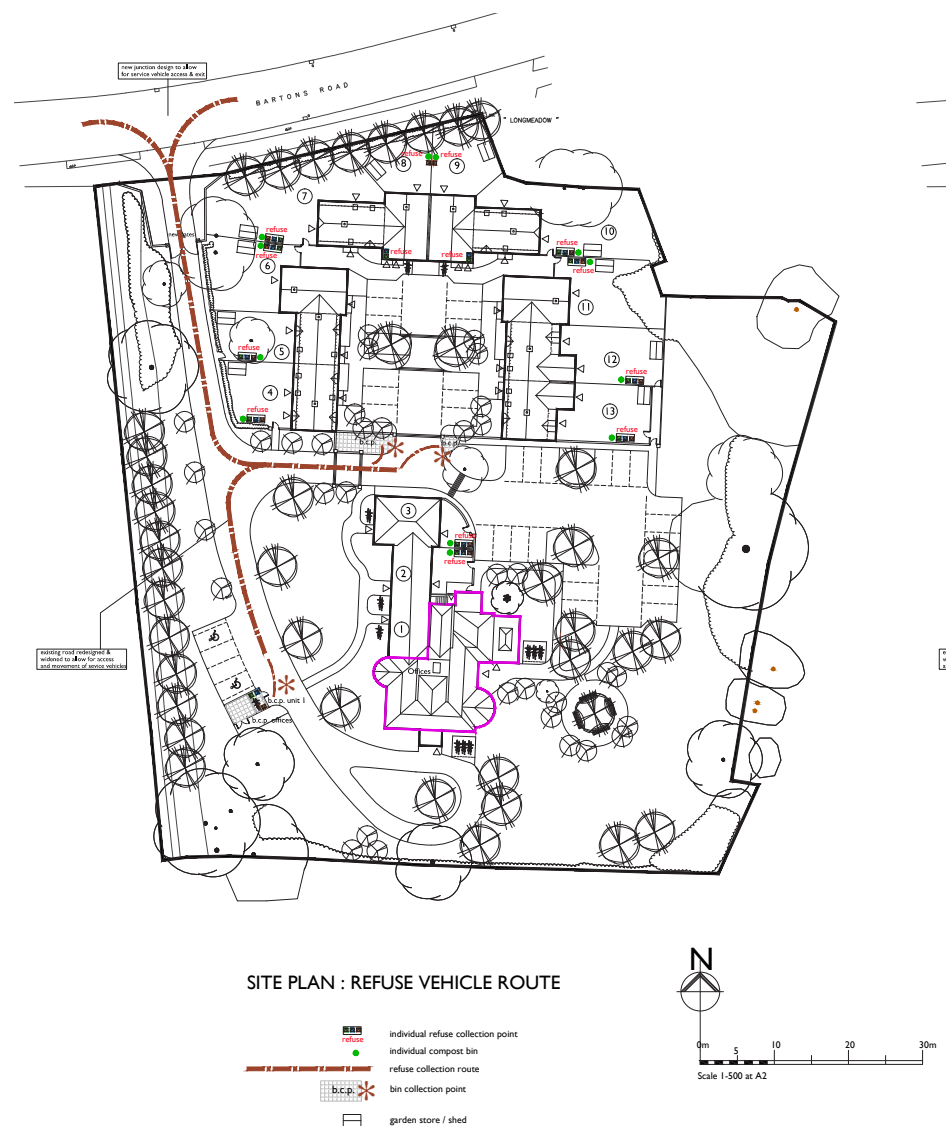
ACCESSIBILITY

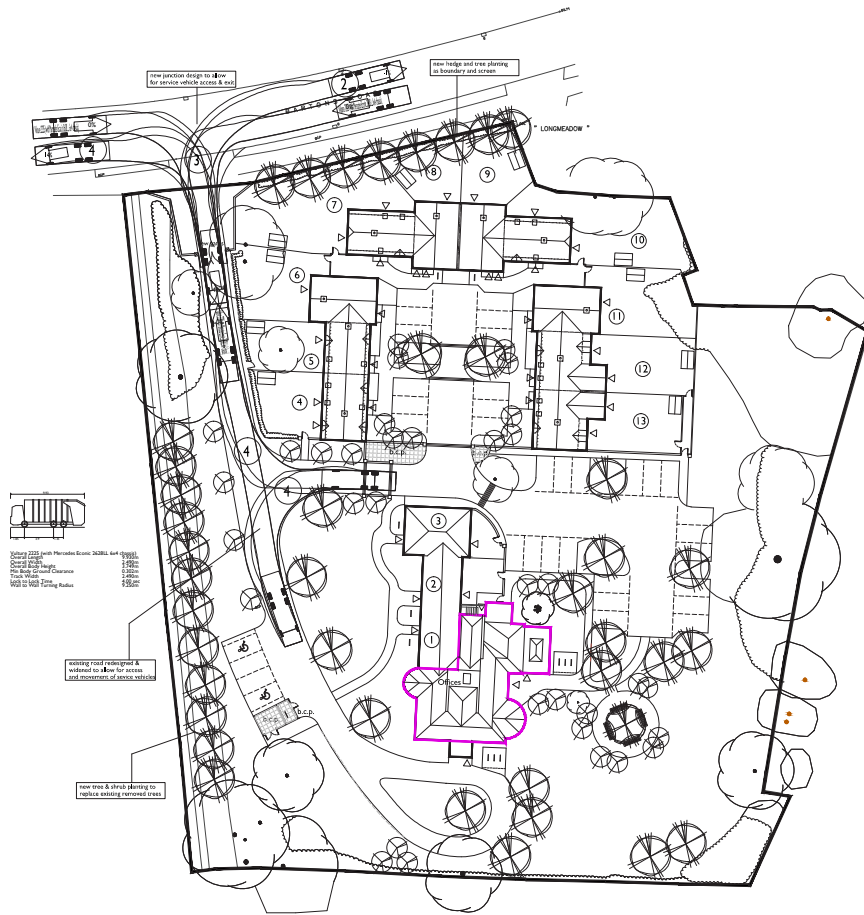
The buildings will be accessible to a wide range of user groups and will accord with all Building Regulation requirements in relation to accessibility. In addition the proposed affordable housing will be built to lifetime home standards.

Details of parking provision and compliance with adopted parking standards is included within the Planning Statement attached as Appendix I.

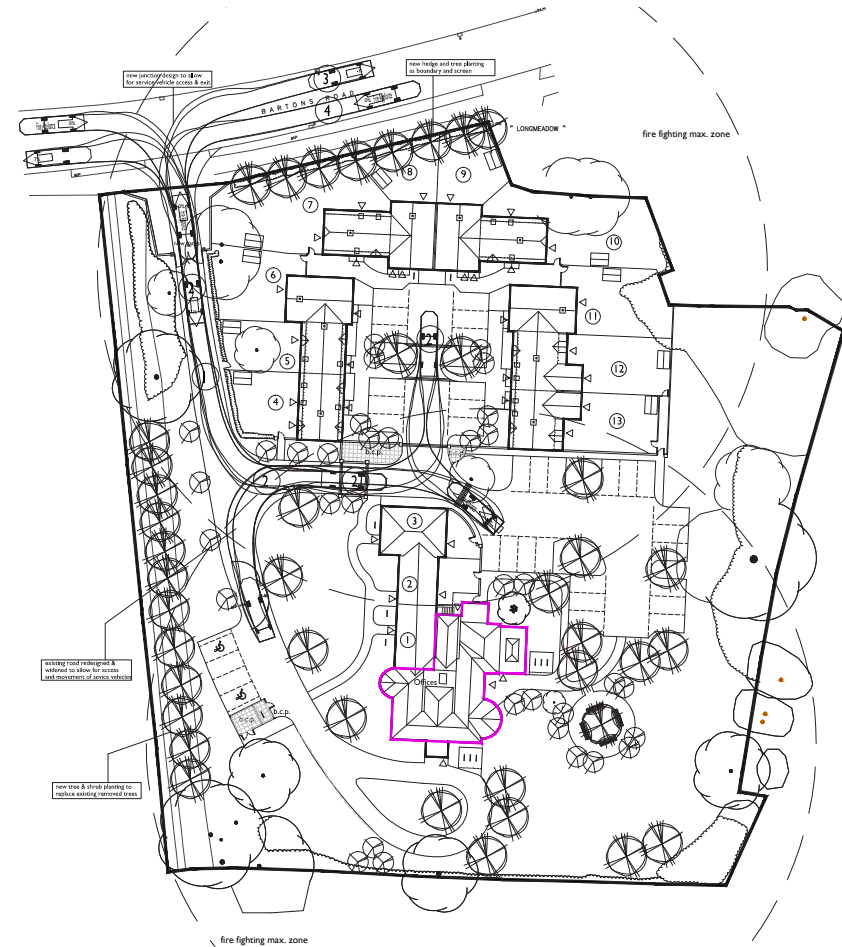
REFUSE STRATEGY

The road layout has been specifically designed to accommodate refuse collection routes throughout the proposed development, as have designated bin collection points where required. Specific refuse bin storage areas has been allocated for all forms of waste





SITE PLAN : REFUSE VEHICLE ACCESS AND TRACKING



SITE PLAN : FIRE APPLIANCE ACCESS AND TRACKING



0m 5 10 20 30m
Scale 1:500 at A2

outline of proposed new office conversion

- indicative new landscaping
- approx. existing trees
- parking space
- bin collection point
- secure cycle hoops

ADVOCO
-PLANNING

urban pulse

design

PLANNING STATEMENT

1.0 INTRODUCTION

1.1 This planning statement has been prepared by Advoco Planning and is to support a detailed planning application by Mildren Homes for a residential development comprising 13 residential units through a combination of new build, conversion and extension of East Leigh House, along with the conversion of the historic core of the main house to BI offices.

1.2 The principle of new build residential development on the site is established through an extant Local Plan housing allocation, although this principle is untested by any subsequent planning approval or other planning history.

1.3 The Planning statement will comprise the following headings:-

- 2.0 Planning Policy Context
- 3.0 Stakeholder Engagement
- 4.0 Examination of the Principal Issues
- 5.0 Contributions and Heads of Terms
- 6.0 Suggested Safeguards and Conditions
- 7.0 Conclusion

1.4 The preceding Design and Access Statement largely addresses the design approach adopted and explains the choices made in this regard. Accordingly, and for the avoidance of repetition, design will therefore only be addressed in the context of any specific planning policy requirement. Similarly Heritage issues are principally addressed within the accompanying Heritage Statement and therefore do not need to be repeated.

1.5 The principal issues to be addressed will therefore be as follows:-

- Principle of Housing
- Principle of office use

- Affordable Housing
- Housing Mix
- Ecology
- Access and Parking
- Trees and Landscape
- Amenity
- Sustainable Construction

2.0 PLANNING POLICY CONTEXT

2.1 The Havant Borough Local Plan comprises the Havant Borough Local Plan (Core Strategy) and the Havant Borough Local Plan (Allocations). This is the Development Plan for the purposes of this planning submission and the following policies are considered to be of most relevance.

POLICY CS9 HOUSING

Planning permission will be granted for housing proposals that will:-

1. Contribute to achieving a net total of 6,300 new dwellings between 2006 and 2026.
2. Deliver on average 30-40% affordable housing on sites of 15 dwellings (gross) or more and secure a suitable contribution, or on-site provision, equivalent to on average 30-40% on smaller housing developments between 5 and 14 dwellings (gross), unless a lesser requirement has been transparently justified on viability grounds.
3. Ensure mixed communities are created through the planned distribution and avoidance of a concentration of affordable housing.
4. Achieve a suitable density of development for the location, taking into account accessibility to public transport and proximity to employment, shops and services in addition to respecting the surrounding landscape, character and built form.
5. 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.

6. Provide accommodation for the ageing population in sustainable locations, taking account of the need to provide for a variety of care needs and flexibility to accommodate differing requirements of ageing care.
7. Contribute to achieving 450 extra-care dwellings between 2006 and 2026.
8. Ensure housing development is delivered in a phased manner with an appropriate proportion of previously developed land so as to avoid unnecessary development on greenfield urban extension sites.

POLICY CS14 EFFICIENT USE OF RESOURCES

Planning permission will be granted for development that:

1. Provides adequate land or funding for waste management infrastructure.

2. Locally contributes to the delivery of the PUSH target of 100MW of renewable energy by 2020 for the whole of the PUSH area. Major areas of development must ensure that their on-site renewable energy production is maximised and resource efficiency is maximised.

3. On completion, unless proven to be financially or technically unviable, meets the following standards:

4. Allowable Solutions' may be used to achieve higher levels of carbon reduction where on-site proposals are not feasible or viable.

POLICY CS16 HIGH QUALITY DESIGN

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

Responds to, draws inspiration from and respects local context and:

- a) Identifies and responds positively to existing features of natural, historic or local

character within or close to the proposed development site;

b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;

c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;

d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and

e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where:

a) The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;

b) New streets are not dominated by vehicular traffic;

c) The layout of the development is legible, meaning it is easy to orientate oneself and move through.

3. Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.

4. Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and promote social integration.

5. Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate.

6. Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.

7. Adapts to the changing needs of the users and the changing climate over the lifespan of the building.

DM13 CAR AND CYCLE PARKING ON RESIDENTIAL DEVELOPMENT

Residential development will only be permitted where it provides car parking and cycle storage in accordance with the standards set out in the Residential Car Parking and Cycle Provision Supplementary Planning Document.

DM14 CAR AND CYCLE PARKING ON DEVELOPMENT (EXCLUDING RESIDENTIAL)

Development will only be permitted where it provides parking for cars, motor cycles and cycles in accordance with the relevant standards. Such parking provision must be appropriately located in relation to the development and be practical for its intended use.

POLICY AL1 PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). It will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this local plan will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

1. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or

2. Specific policies in the NPPF indicate that development should be restricted.

Policy DM20 Historic Assets

Planning permission will be granted for development that conserves and enhances the historic assets of Havant Borough. Applications that affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.

2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

POLICY DM24 RECREATIONAL DISTURBANCE TO SPECIAL PROTECTED AREAS (SPAS) FROM RESIDENTIAL DEVELOPMENT

Planning permission will be granted for residential developments that avoid or mitigate a likely significant effect on the SPAs, caused by recreational disturbance through the in combination effect of net additional dwellings. This mitigation can be provided through:

- a) A financial contribution.
- b) A developer provided package of measures associated with the proposed development designed to avoid or mitigate any significant effect on the SPAs subject to meeting the tests of the Habitats Regulations.
- c) A combination of measures in (a) and (b) above.

Where these measures cannot be provided development proposals will be refused, unless the applicant can show, subject to meeting the tests of the Habitats Regulations, that there would not be an adverse effect on the integrity of the SPAs.

The provisions of this policy do not exclude the possibility that some residential schemes, due to their size/and or location, may require individual assessment under the Habitats Regulations on advice from Natural England and additional site specific avoidance or mitigation measures.

2.2 Also of relevance are the Community Infrastructure Levy (CIL) arrangements which are adopted and therefore in force.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The NPPF is also of relevance. This confirms and clarifies the Government's presumption in favour of sustainable development (para 14 specifically). The NPPF states the following: '7. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.'

STATUTORY OBLIGATIONS

Given the presence of a Listed Building the legislative requirements contained within section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 apply. This imposes a requirement on the LPA to consider the desirability of preserving or enhancing the character or appearance of the Listed Building when considering development proposals.

3.0 STAKEHOLDER ENGAGEMENT

3.1 The applicant has also been through the council's pre-application advice procedure. The advice received has led to significant amendments to the proposed layout to ensure that the development is a better fit for the site and is more sympathetic to the listed building and its setting. In addition, where specific issues have been raised detailed justification has been provided.

3.2 In addition, the submission of this planning application does not signal the end of any potential dialogue between the applicant and the other stakeholders including the Local Planning Authority and neighbours, and therefore the applicant will be happy to consider any reasonable request for amendments should these arise through the determination process.

4.0 EXAMINATION OF THE PRINCIPAL ISSUES

4.1 The following section addresses the key areas for consideration. The topics covered are partially informed by the comments of the LPA as part of the pre-application process, along with local validation requirements.

PRINCIPLE OF HOUSING

4.2 The site is allocated for housing (under Policy UE33) and this is explained under the Principles heading within the preceding DAS. The acceptability of the proposed development therefore hinges on its specifics in terms of design, heritage, and amenity considerations and these will be addressed.

4.3 The indicative number of units shown in the allocation policy is less, although it is contended that with a compelling heritage justification, this indicative figure is not binding and must be used with some caution.

PRINCIPLE OF OFFICES

4.4 Local Planning policy is largely silent on the principle of office use within the main house. That said, the LPA had assumed residential use across the site but raise no objection in land use terms to office use. In addition, B1 is by definition an appropriate use alongside residential and therefore has no amenity impacts of note. It is also noted that Local Plan Policy CS2 seeks the provision of 75,000 sq.m. of B1 offices up to 2026, and recent deregulation allowing the loss of B1 offices to housing, is likely to make this requirement even more challenging. The general provision of additional office accommodation therefore is broadly supported by planning policy.

4.5 The acceptability of office use is therefore dependent upon its impact on the listed building and the extent to which it retains and enhances its character and appearance. In this regard the Heritage Statement makes clear that such a use requires only limited internal works. In addition, an offices use reduces the need to sub-divide the large rooms which are characteristic of East Leigh House. As a result the original plan form is largely untouched and therefore the building's architectural interest is not harmed.

AFFORDABLE HOUSING STATEMENT

4.6 The LPA has indicated that under the terms of Policy CS9 a minimum of 30% affordable housing would be required on this site unless a lesser requirement has been transparently justified on viability grounds. No further information has been provided in terms of actual numbers of units sought or preferred tenure type and therefore without this information it has not been possible to carry out any viability assessment. Upon receipt of the Council's preferred affordable housing offer, the applicant will be able to give this full and fair consideration to any such request having due regard to the viability issues which effect the site, not least through the need to undertake repairs to East Leigh House.

HOUSING MIX

4.7 Local Plan Policy CS9 seeks to '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'. The proposed development mix provides a combination of 2 and 3 bed units which may be attractive to first time buyers, young families and older downsizers.

4.8 In the absence of any prescriptive housing mix component with LP Policy CS9 or any specific pre-application comment from the LPA, the proposals are considered to meet the broad objectives of this general policy and will provide housing which meets a local need.

ECOLOGY

4.9 The site falls within the Solent Special Protection Area (SPA) catchment and is therefore liable for contributions of £172 per dwelling towards the Solent Disturbance Project. The applicant has committed to these along with the provision of information packs for all new occupiers in accordance with the requirements of Natural England. This will be secured by the contribution of an appropriate s.106 planning obligation.

ACCESS AND PARKING

4.10 The existing access onto Bartons Road affords good visibility in both directions and therefore is considered suitable to carry the level of traffic associated with a development of this limited scale. Furthermore, any significant upgrading of this access may have an adverse impact on the setting of the Listed Building, of which the mature screening alongside the existing access forms an important part.

4.11 The internal site layout allows for adequate car parking, turning and circulation, and largely separates the office and residential parking areas to avoid any potential future conflict. A separate drawing has been prepared which confirms that refuse and other larger vehicles can turn within the site and therefore the proposed layout meets all technical highway requirements in terms of its geometry.

4.12 The car parking provision is based on 2 spaces per residential unit and 1 space per 30 sq.m. for the office development. This proposed level of parking is considered appropriate

having regard to the site location, and the housing and commercial mix proposed.
Trees and Landscaping

4.13 Existing trees are limited and are restricted to the outer edges of the site. A tree constraints plan has been provided which shows that the proposed development falls outside the main root protection areas and therefore no appreciable tree loss will occur and the most important trees will be retained.

4.14 The landscaping heading with in the preceding DAS sets out the applicant's position regarding landscaping on the site. It is anticipated that a detailed landscaping scheme and its subsequent implementation will be secured via the imposition of suitably worded planning conditions.

AMENITY

4.15 The application site is well enclosed and is surrounded by open farmland to the south, the busy Bartons Road to the north and the Wyevale garden centre to the east. In amenity terms to only sensitive boundary is to the east which adjoins other residential uses.

4.16 The proposed development is some way from the eastern site boundary and this is characterised by dense planting and screening. In addition the activity from the site in terms of vehicle movements is towards the western boundary onto Bartons Road. In these circumstances no material amenity impacts will arise in terms of loss of light, outlook or overlooking or disturbance through any intensification of use on the site.

SUSTAINABLE CONSTRUCTION

4.17 In accordance with Local Plan policy CS14 the applicant is committed to achieving Level 3 of the Code for Sustainable Homes. It is also noted that the office conversion proposed falls below the 500sq.m. threshold and therefore there is no policy requirement to be met.

5.0 CONTRIBUTIONS AND HEADS OF TERMS

5.1 Due to the implementation of the Community Infrastructure Levy (CIL) it is understood that CIL will be the only contribution sought in relation to this development. The chargeable rate is £80 per square metre of new residential floorspace, although the application of the precise methodology to calculate the total of CIL contribution sought falls to the LPA and therefore will emerge through the determination of this planning submission.

5.2 The applicants intend to engage with all relevant parties at the earliest possible stage following submission of this planning application and will make all the necessary arrangements to secure the prompt completion of any legal agreements or obligations. The applicant also commits to the payment of all reasonable legal costs incurred by the Council in preparing and completing the necessary legal undertakings.

5.6 The applicants have ready access to Proof of Title and have appointed a solicitor to deal with the legal matters associated with this planning application. The Solicitor is Emma Bartlett from Moore and Blatch. The contact details are as follows:- e-mail : emma.bartlett@mooreblatch.com, telephone 023 8071 8173 and the postal address is 17 The Avenue, Southampton, SO17 1XF.

6.0 SUGGESTED SAFEGUARDS AND CONDITIONS

6.1 The applicants are receptive to early discussions on potential planning conditions and other safeguards. Conditions are anticipated to cover the following key areas:-

- Submission and Implementation of landscaping scheme
- Submission and approval of materials
- Submission and approval of detailed construction methodology for East Leigh House
- Agreement of finished floor levels
- Implementation of drainage strategy
- Safeguarding access and parking as proposed
- Tree protection during construction

6.2 The above list is not intended to be exhaustive and in agreement with the LPA, the applicants may seek to submit additional details during the course of the determination of the planning application to further minimise the number and scope of conditions which might be imposed. Equally, should the LPA or other local stakeholders arise issues which might lead to further conditions the applicant will be willing look into such matters and agree mutually acceptable solutions.

7.0 CONCLUSION

7.1 The proposed development is a high quality carefully conceived response to an important and sensitive site, which includes a listed building. The design has been produced using an iterative design process supported by the site constraints and context, and the pre-application advice of the Local Planning authority.

7.2 The proposals are therefore considered fully Development Plan compliant and will provide an attractive development. This will secure the long term viable use of a listed building, whilst contributing to both housing and employment provision. The proposals should therefore be approved without delay in accordance with NPPF advice.