

Planning Statement

Prepared by Randell Design Group

For

Land Adjacent to no. 43 Portsdown Hill Road, Havant

Introduction

Following a review of the council's validation checklist, the following documents (which should be read in conjunction with the Planning Statement) are submitted in support of the planning application:

- Completed application form and ownership certificates
- Planning statement
- Site location plan
- Architectural design drawings
- Topographical survey
- Aerial photograph showing separation distances between dwellings
- Photomontage from the south
- Highways technical note prepared by Bellamy Roberts
- Tree survey and schedule
- Arboricultural Impact Assessment
- Tree Protection Plan
- Ecological Appraisal prepared by Hankinson Duckett Associates Ltd
- CIL form
- Design and access statement

Proposed Development

The application seeks consent for the provision of 3, detached, family houses with on site parking, and associated areas of soft landscaping.

Site Context

Havant is a market town located in the south of Hampshire. The site is located on the south side of Portsdown Hill Road, a residential road on the edge of the urban area (as identified by the Havant Borough District Wide Local Plan). The dwellings in the vicinity are generally detached and generously proportioned, family houses set within large plots of land.

The dwellings along Portsdown Hill Road are regularly spaced. The separation distances between properties in Portsdown Hill Road have been demarcated on drawing 2.22 enclosed with this application. The building line along Portsdown Hill Road is fairly uniform, although this is not always apparent when viewed from within the public realm due to the topography of the land and the abundant landscaping to the front of the properties.

Site Description

The site is 0.65 hectares in size and irregular in shape as the boundaries reflect the site's former use as a quarry. The site is a depth of approximately 110 metres (north to south) and 48 metres in width at the northern point, increasing to 70 metres in width at the centre.

The proposed entrance to the site currently serves no.43a Portsdown Hill Road. The visibility offered from the site entrance satisfies the requirements for Manual for Streets and is discussed in detail in the technical note prepared by Bellamy Roberts.

The land to the south of Portsdown Hill Road generally slopes from the north down to the south. The land within the site has a particularly sharp decrease in gradient with a hollowed out section created by the site's previous use as a quarry. Details of the gradient are included in detail on the topographical survey.

The land within the site contains a mixture of trees and scrub vegetation. Access down into the quarried section of the site is via concrete paths and steps accessed from No. 43. The majority of the path to the west side of the site is to be removed, with new stepped access for each of the dwellings to the base.

Design

The design process began with an examination of the pattern of development in the area to establish the appropriate number of dwellings. The layout of the dwellings within the site was then plotted to reflect the pattern of development to the east and west of the site. The position of the dwellings was slightly staggered to create the appearance of a more organic/incremental development of the site and to reflect the loose building line along this section of Portsdown Hill Road.

The design of the dwellings themselves was to a large extent dictated by the levels within the site and the desire to retain as much of the existing landscaping as possible. The dwellings would appear to only have 2 storeys when viewed from within Portsdown Hill Road to the north, but would actually incorporate 2 lower levels (hereafter referred to as levels 1 and 2) which would only be visible from the south within the site. The stepped design at the rear of the dwellings would enable an efficient use of the land, while also maximising views from within the properties into the south of the site. The tiered design would also provide the opportunity to create a number of level outdoor areas which would provide amenity space in addition to the communal use of the base of the quarry.

Further details of the design rationale are within the design and access statement.

In recognition of the exceptionally steep gradient of the site, Havant Borough Building Control (Dave Reid) have confirmed that level access would not be required to the dwellings.

Effect on neighbouring properties and the character of the area

The National Planning Policy Framework states that 'Planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings...'

The proposed development has been carefully refined to ensure that the properties would be of a high quality of design which would be reflective of the character of the area.

The layout, orientation and detailed design of the dwellings has been developed to ensure there would be minimal impact on the amenities of the neighbouring properties in terms of loss of privacy, outlook or amount of available sunlight.

Parking and access

The pre-application response confirmed that the proposal complied with the parking standards for residential properties. Each of the proposed dwellings would have dedicated on site car parking which would also contribute to the sense of visual space between each property and those on either side of the site. The plans submitted to the planning department for pre-application advice contained car stackers for 2 of the dwellings. The planning officer was of the opinion that this was an over engineered solution, therefore the stackers have been removed and additional spaces provided at ground level.

The pre-application response also confirmed that the principle of further development served from the existing access would be acceptable, subject to the provision of suitable visibility splays. The application is supported by a technical statement provided by Bellamy Roberts which confirms that the proposed visibility splays would comply with the guidelines contained within the Manual for Streets and Manual for Streets 2.

Landscaping

It is proposed to have areas of ornamental planting around each of the properties in keeping with the verdant character of the site, with the southern section of the site providing a communal woodland area. The retention of the majority of the existing planting would enable the site to retain its natural charm whilst also ensuring continued habitat areas are protected for existing wildlife.

Detailed landscaping is expected to be agreed via condition, however it is intended that only the land immediately adjacent to the dwellings would be of an ornamental/cultivated nature, with the remaining land within the quarry area remaining in a natural, uncultivated state so as to prevent any unnecessary disturbance to existing wildlife.

Ecology

Hankinson Duckett Associates Ltd (HDA Ltd) were commissioned to carry out an extended phase 1 habitat survey with phase 1 bat scoping and badger surveys. The following habitat areas were identified within the site:

- trees and shrubs
- dense scrub
- amenity grassland
- species poor hedgerows
- standing water
- additional habitat areas, for example the remains of the derelict gazebo and the base of an old greenhouse

The habitat areas are generally considered by HDA Ltd to be of limited nature conservation value due to the widespread nature of non-native species which are of relatively low value to wildlife. The site does however provide some opportunity for protected species.

HDA Ltd identified the garage within the north west of the site as the only feature that had the potential to support bats and recommended that a phase 2 emergence/re-entry bat survey is carried out prior to development to determine the presence/probable absence of any bats. This should be carried out between mid-May and August.

HDA Ltd identified 6 badger setts within the site, however only 4 are currently in use and only 1 of the active setts (sett D) is within 30 metres of the development area. While Sett D is approximately 15 metres from the development area, it is categorised as an 'active outlying sett' as it is only occupied some of the time. Where works within 30 metres of an active sett are unavoidable, it is recommended that an updated badger survey is carried out at the latest possible stage prior to development to confirm that the status of the sett has not changed and to inform requirements for mitigation. While it is recognised that further survey work would be required prior to development commencing, the ecologist concludes that the use of sett D is such that it is unlikely that any disturbance would have any long-term impact on the local Badger population.

In terms of reptiles, HDA Ltd state that the site is unlikely to support locally significant numbers of reptiles and as the construction works would be limited to three small plots in the north of the site, no further survey work in respect of reptiles is expected to be required.

The site is considered to be unlikely to support an important assemblage of breeding birds and no further survey work is expected to be required.

The proposed development represents an opportunity to maintain and provide new opportunities for wildlife in accordance with National Planning Policy Framework and the Natural Environment and Rural Communities Act 1996. Detailed landscaping is expected to be agreed via condition, however (as mentioned in the previous section) it is intended that only land immediately adjacent to the dwellings would be of an ornamental/cultivated nature, with the remaining land in the quarry area being retained in a natural, uncultivated state so as to prevent any unnecessary disturbance to existing wildlife.

The presence of the woodland area within the site is considered to be intrinsic to the character of the site and is expected to appeal to future owners. It is therefore proposed that the development would incorporate a number of additional measures to support wildlife within the site for example:

- provision of bat roosting boxes and bird boxes on new buildings and existing trees
- provision of log/brush piles and compost bins within the site to provide habitat for invertebrates, amphibians and reptiles
- incorporation of nectar and pollen rich species and fruit and nut producing trees and shrubs within new landscape planting
- use of native species typical of the local area
- use of native hedging where appropriate
- sensitive use of external lighting to avoid adverse effects on nocturnal wildlife
- enhancement of open water habitats by the provision of new, native aquatic planting

Trees

The site contains a large number of trees in particular within the quarry. The application is supported by: a tree survey and schedule; an arboricultural impact assessment and a tree protection plan to demonstrate that the impact of the development on trees has been thoroughly considered and that any tree loss would be kept to a minimum.

The arboricultural impact assessment concludes that only 2 of the category A trees would be temporarily and partially affected during construction, 2 of the 47 category B trees would be removed and none of the 8 category C trees would be affected. The 2 category A trees which would be impacted have been identified as being Holly Oaks. Holly Oaks respond well to pruning and any initial reduction in top growth would increase their natural ability to deal with any trauma, although a Tree Protection Plan would prevent any significant root loss or failure.

In summary, the impact on trees in the site would at worst be 'low' to 'very low', however the development of the site would provide the opportunity to invest in the maintenance of the remaining trees which has been lacking in the last 5 to 10 years.

Planning Policy

Havant Borough District Wide Local Plan 2011

Policy CS17 Concentration and Distribution of Development within the Urban Areas

Development will be permitted that makes the most effective use of land in the borough by granting planning permission that:

- 1. Concentrates new housing, employment, retail, leisure and other development within the five urban areas of Havant, Leigh Park, Waterlooville, Emsworth and Hayling Island, as shown on the Proposals Map.*
 - 2. Prioritises development on previously developed land, including redundant, derelict or underused land and buildings within the urban area.*
 - 3. Broadly distributes the new housing and employment development in the five areas of the borough as indicated on the Spatial Distribution Map (Key Diagram).*
- Development in the non-urban areas will only be permitted if it is consistent with the policies for the countryside set out in national policy.*

Comment: The site is located within the settlement policy boundary of Bedhampton and comprises underused land incorporating a derelict quarry. The proposal would make more efficient use of brownfield land within the urban area and is therefore considered to be ideally suited for the proposed residential development.

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.*

Comment: The proposed development would make efficient use of land within the settlement policy boundary and would deliver 3 family houses which would contribute towards Havant Borough Council's 5 year housing land supply.

Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

Planning permission will be granted for development that:

- 1. Ensures the key landscape and built form principles set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced by partnership working with developers, groups and the wider*

community.

2. Protects and where possible enhances the borough's statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest. Protection and enhancement will be achieved by appropriate adaptation and mitigation measures including wardening, education and information and the creation of new habitats, water bodies/courses planting of new trees and woodland.

3. Has particular regard to the following hierarchy of nature conservation designations within the borough (as identified on the Proposals Map): (i) Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar [International]. (ii) Sites of Special Scientific Interest (SSSI) and National Nature Reserves

[National]. (iii) Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), other Ancient Woodland not identified in (ii) above [Local].

4. Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

5. Supports an ongoing programme of survey of habitats and species and designation of Sites of Importance for Nature Conservation.

6. Incorporates partnership working with conservation organisations to improve public understanding of biodiversity and to manage public access to designated sites, particularly on the coast, to reduce harm to nature conservation interests.

7. Incorporates partnership working with landowners and developers to ensure land management practices restore, enhance and where appropriate create new valued landscapes, habitats and their soil structure, particularly the ancient woodland remnants of the Forest of Bere and coastal salt marsh.

8. Protects wildlife habitats and wildlife corridors to prevent the fragmentation of existing habitats and to allow species, for example Brent Geese, to respond to the impacts of climate change by making provision for habitat adaptation e.g. coastal managed realignment and species migration.

9. Maintains undeveloped gaps between the settlements of Emsworth/Havant;

10. Havant/Waterlooville; Havant/Portsmouth; Emsworth/Westbourne and Leigh Park/Rowlands Castle as shown on the Proposals Map.

11. Protects the best and most versatile agricultural land that has the greatest potential for local food security.

12. Responds to the emerging evidence from the Solent Disturbance and Mitigation Project, the published recommendations, and future related research.

Comment: An initial ecological survey has been carried out and the ecologist has confirmed that the proposal complies with the requirements of policy CS11.

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: Residential development – Level 3 of the Code for Sustainable Homes; Particular attention should be paid to water efficiency measures. 4. Allowable Solutions' may be used to achieve higher levels of carbon reduction where on-site proposals are not feasible or viable.

Comment: The dwellings will all be constructed to Code Level 3 of the Code for Sustainable Homes as required by policy CS14.

Policy CS16

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:

1 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, assessing, existing building 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. Contribute 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 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.

Comment: The proposed development satisfies all of the applicable criteria contained within policy CS16. Several of the criteria such as wildlife, biodiversity, effect on the character of the area and impact on the amenity of neighbours are addressed earlier in this statement.

Regarding point 3, the development is not located within a centre, nor is it large enough to require provision towards public art. Regarding point 4, the topography of the site does not enable inclusive access and efficient use of the land. The Building Control officer advised prior to the submission of the application, that level access would not be required due to the exceptional

gradient within the site. Regarding point 5, the exceptional gradient of the site also prevents a higher density of units. It is also considered that the proposed number of units is in keeping with the established pattern of development in the area and that a higher density would therefore be inappropriate. The close proximity to residential neighbours prohibits the provision of a mixed use development which could have unneighbourly impacts on existing amenity. Regarding point, 6 sustainable construction methods will be employed where possible, water butts will be provided for each property and space for recycling bins has been included in the proposed plans. Regarding point 7, the design is considered to be flexible enough to allow changes to be made over time to suit the changing climate and the needs of individual users.

NPPF Para 60

Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

Comment: The proposed design has been informed by the NPPF and respects the established pattern of development in this section of Portsdown Hill Road.

Policy CS21 Developer Requirements

Development will be permitted if on-site and/or off-site infrastructure requirements are met. Where new or improved infrastructure is essential for planning permission to be granted the council will require the on-site or off site provision and/or contributions through planning obligations, agreements or tariffs in accordance with the relevant legislation for off-site provision. The need for contributions will depend on information and advice from infrastructure providers on the expected impacts of the development on all the infrastructure types.

Where appropriate the council will seek on-site provision or financial contributions to ensure the timely off-site or on-site delivery of all types of infrastructure as detailed in Table 9.1 under the following headings:

- 1. Transport*
- 2. Housing*
- 3. Education*
- 4. Health*
- 5. Social Infrastructure*
- 6. Green Infrastructure*
- 7. Public Services*
- 8. Utility Services*
- 9. Flood Defences*
- 10. Public Realm*

Where on-site provision or financial contributions are made, arrangements for the ongoing maintenance of facilities will be required.

Where the necessary contributions are not agreed by the developer, planning permission will be refused.

A Supplementary Planning Document will be prepared setting out the mechanisms that will be used for taking development contributions together with details of the types and priorities of infrastructure provision.

Comment: It is understood that the proposed development would not require a contribution towards affordable housing. The required Community Infrastructure Levy would be provided.

Havant Borough Residential Parking and Cycle Provision SPD March 2010

Comment: The proposal incorporates on site parking for each of the proposed dwellings in line with the requirements of the Havant Borough Residential Parking and Cycle Provision SPD March 2010 i.e. 3 spaces per dwelling.

Pre-application advice

Please see the appendix for the pre-application response. The following are considered to be the pertinent issues for consideration;

The rear of the site and this section of Portsdown Hill Road is very visible from a number of vantage points to the south due to its location on top of the hill. Most clearly from land to the south of the site location and the A27. It is considered that the proposal may accord with the existing development providing that the trees are retained on site and that the building form reflects the existing pattern along Portsdown Hill Road in terms of mass and construction materials, of which there is a good degree of variance. The Harbour Authority have historically had concerns about proposals for new development that incorporate an expanse of glass. It is important to ensure that the proposal accords with the existing local context in terms of building materials and the existing low key appearance of the dwellings located on Portsdown Hill Road, when viewed from the south and from adjoining properties. On submission of a planning application, proposed elevations would be required which show the development within the winter months when the predominately deciduous trees, which provide the majority of screening of the site from the south, are without leaves.

Comment: See photomontage drawing 2.33 which shows the proposed development during the winter months, which demonstrates that the proposed scheme does not have an undue impact on the street scene from the south.

It is acknowledged that there is a wide variety of building styles within the development to the side of Portsdown Hill. However, I am not aware of the use of timber shingles as a roofing material anywhere within the local context area.

Comment: The shingles have been replaced with Zinc. Although Zinc is not common to the locality, it is a material commonly used in contemporary architecture and has a similar colour to slate and lead which is found within the local context. It is also considered that the use of zinc will add to the proposed dwellings' presence within the street scene (This was raised by the planning officer at the pre-application stage.)

I do however have concerns with regard to the future pressure to fell or prune trees shown to be retained within the site, which provide important screening of the development from the south of the site and are themselves important to the wider visual amenity of the locality.

A subsequent planning application must also demonstrate that the proximity of the trees to the development is acceptable in terms of the impact on the amenities of the future occupiers, as it is important that these trees be retained. I am cautious that future pressure to prune or fell these trees may become a real issue. These issues would need to be addressed in detail should an application be submitted and would need to be addressed in any Arboricultural Impact Assessment.

Comment: Please refer to section previous section regarding trees.

It would appear that the allocated parking for each dwelling is sufficient to meet the requirements of the Residential parking and Cycle provision Supplementary Planning Document of the Havant Borough Development Framework. I do have concerns that

the solution maybe unnecessarily over engineered and a simpler more sustainable method of car parking provision could be achieved within the site.

Comment: This advice has been taken into consideration and the car stackers have been replaced with parking at ground level. (See previous comment within the highways section).

Also the bin provision is located to the end of the private driveway and I would suggest that they are sited closer to the entrance point, whilst remaining visually screened from the street scene

Comment: Individual bin stores for each dwelling are now proposed, with a collection area where the bins would be put out on the collection day.

Fire access regulations must also be met and alternative measures such as sprinkler systems considered at an early stage if the regulations cannot be complied with due to the length of the access drive.

Comment: An additional pedestrian access has been provided from Portsdown Hill Road, to allow for access in accordance with fire regulations.

The Council would seek a detailed landscaping scheme with any planning application to indicate the soft and hard landscaping through the site. Furthermore, information must be provided which details how the amenity space of the former quarry would be utilised by the three proposed dwellings.

Comment: General details of the landscaping have been included with this application, should further details be required we ask that this be conditioned.

Consultation

Consultation has taken place with the immediate neighbours and no objections have been raised to the proposals. The design documentation submitted with this application were used for this consultation.

Conclusion

A careful analysis of the site, surroundings and planning policies has led to a sensitively designed development of three high quality family homes. The draft plans were submitted to the Local Planning Authority prior to the submission of the application and the planning officer's comments were used to inform the revised design, now formally submitted for planning approval.

The material considerations (design including level access and use of natural resources, effect on the character of the area, landscaping, car and cycle parking provision, access, impact on neighbouring properties, ecology and trees have all been addressed within the application and a explanation provided within the planning statement.

The National Planning Policy Framework states that decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value (para 111). It is considered that the redevelopment of the redundant quarry and the provision of 3 high quality family houses would be in accordance with the aims of the the NPPF and the more detailed policy requirements of the Havant Borough Local Plan.