
Site Address:	St Michaels Convent, 354 London Road, Waterlooville, PO7 7SS		
Proposal:	Erection of 10 dwellings (6 no. 3 bedroom dwellings and 4 no. 4 bedroom dwellings) and associated parking, landscaping and access		
Application No:	APP/13/00921	Expiry Date:	12/12/2013
Applicant:	Linden Homes Southern	Team:	Team 2
Agent:	Mr O'Donovan	Case Officer:	Aaron Wright
	Turley Associates		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is an 'L-shaped' parcel of land which is located immediately to the east of the Sacred Heart and St Peter the Apostle Church car park. The northern boundary is bounded by the rear gardens of the Avondale Road residential properties. The application site comprises a 0.47ha area of land that forms the remaining developable area of the St. Michael's Convent allocation, under Saved Policy H3.2 of the Havant Borough District Wide Local Plan 2005.

In December 2012, planning permission was granted for the demolition of later additions to side and rear elevations of Listed Convent, complete removal of already partially demolished link between Church and Convent, conversion and refurbishment of former Convent building to 17No. apartments, erection of 65No. dwellings, fencing and landscaping, public open spaces and alterations to existing accesses to London Road and Hulbert Road. This permission was subject to planning conditions and a Section 106 Agreement. Linden Homes' has implemented the permission and work is progressing well on the site.

2 Planning History

APP/12/00760

Demolition of later additions to side and rear elevations of Listed Convent, complete removal of already partially demolished link between Church and Convent, conversion and refurbishment of former Convent building to 17No. apartments, erection of 65No. dwellings, fencing and landscaping, public open spaces and alterations to existing accesses to London Road and Hulbert Road. Permission 20/12/12.

APP/12/00761

Listed Building Application for demolition of later additions to side and rear elevations of Listed Convent, complete removal of already partially demolished link between Church and Convent, conversion and refurbishment of former Convent building to 17No. apartments. Permission 20/12/12

3 Proposal

The application proposes the erection of a 10 dwellings comprising 6No. 3 bed units and 4No. 4 bed units, and associated access, parking, and landscaping on the adjoining land. The dwellings would be two storey in height. The design and

appearance of the proposed dwellings is drawn primarily from the design of the recently permitted development. Design features include gables, arched windows, chimneys, flat porches and flat roof dormers. Proposed materials include red and red/brown brick, a mixture of grey slate and plain clay roof tiles.

The site will be accessed from London Road, via the access which is being upgraded to serve the St Michael's Convent redevelopment. The London Road access also serves the main access to the approved redevelopment of St Michael's Convent, in addition to the new Church of the Sacred Heart and St Peter the Apostle, the presbytery, existing dwellings on Villa Gardens and new housing fronting London Road.

The landscape strategy will retain the majority of the existing vegetation to the northern boundary which will be strengthened by supplementary hedging planting and specimen trees. All plots facing the main entrance road will have private landscaped gardens with additional planting to the road/pavement edge to enhance the street frontage.

To the eastern and northern edge of the courtyard, areas of landscaping have been introduced. Areas of planting and vegetation have been introduced around the perimeter of the houses to create a defensible edge from pedestrian and vehicular routes.

4 Policy Considerations

National Policies

National Planning Policy Framework

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)
CS2	(Employment)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
DM1	(Recreation and Open Space)
DM10	(Pollution)
DM12	(Mitigating the Impacts of Travel)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

H3	(Baseline Housing Sites)
R17	(Playing Space Related to New Housing Development)

Local Plan (Allocations Plan) Publications, 2013

Policy DM24 (Recreational Disturbance to Special Protected Areas (SPA) from Residential Development)

Policy WA1 (W53a/b) St Michaels Convent

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No comment.

Hampshire County Council, Landscape Planning & Heritage

I have checked our records and there are no archaeological issues I wish to raise in this instance. However I note that the building is listed and that there is some local interest with regard to the gardens associated with the convent.

Conservation Officer

No adverse comments.

Environment Agency

No adverse comments.

Development Engineer

As with the previous application the design is very compact and it must be demonstrated by means of vehicle turning overlays that each property can be accessed by refuse and emergency/servicing vehicles. I would not expect the Highway Authority to adopt the roads within the proposed development and as in the case of the previous application.

Housing

I can confirm that I support the proposals on this site as it will provide a natural extension to the existing development which is currently under construction. As demand for all forms of affordable housing remains consistently high in the borough I would expect at least 30% (3 units), to be provided on site as has been done by the same developer, Lindens, on the adjoining development. The Planning, Design and Access & Community Consultation Statement submitted by the developers with their planning application makes various references to affordable housing provision in line with the National Planning Policy Framework, Havant Borough Core Strategy policy CS9, the Housing SPD (July 2011) and other planning guidance such as Development Principles (May 2011) With over 2700 applicants currently registered on Hampshire Homechoice, the councils waiting list for social housing, the average waiting time for a 3 or 4 bedroom homes can be up to 8 years. These new homes will provide much needed accommodation in a very desirable location within walking distance of Waterlooville town centre which provides all local facilities including, educational establishments, retail opportunities, transport links, leisure facilities and other amenities.

Mix

The 10 units being proposed consist of 4 no 4 bed units and 6 no 3 bed units and I would expect the affordable provision to be made up of 3 no 3 bed units, or 2 no 3 bed units and 1 no 4 bed unit.

Design

The new homes have been designed to reflect those already under construction; the design of the additional units proposed would make the affordable units

indistinguishable from the open market units and with the same high quality design standards being applied regardless of tenure.

The sizes of the affordable units fall well within the requirements of HQI standards and are consistent within the guidelines contained within the Havant Borough Council Housing SPD with 3 beds at 84sqm and 4 beds at 111sqm. In addition the developers have confirmed that all units will be constructed to Code for Sustainable Homes Level 3.

Updated comments:

No objection to a contribution in-lieu of affordable housing being provided on-site.

Waste Services Manager

No comment.

Landscape Team

No comment.

Planning Policy

The application site is allocated for residential development as part of saved policies from the older HBDWLP. In addition the site is allocated for residential development in Policy WA1 (W53a/b) in the Publication version of the Local Plan (Allocations). The 'Development Requirements' listed in this plan should be used in assessing the application. The principle of residential development at this site is therefore supported by specific policies in the Local Plan (both adopted and emerging). Affordable housing (or contribution in lieu of) should be provided in accordance with Policy CS9. Policy DM24 (from the Local Plan (Allocations)) should also be considered. Should you require any further more detailed policy comments then please let me know. Support the principle and scale of development proposed.

Crime Prevention Officer

The proposal creates a parking court, to the rear of plot numbers 85 and 86. There is very little natural surveillance of the garages and parking spaces within this area of the parking court which increases the vulnerability of the area to crime. To improve the natural surveillance of this area of the parking area, I recommend that the dwelling on plot 87 is re-orientated to face the garages. Access to the rear gardens of some of the homes is via a gate giving access from the parking court. Acquisitive crime such as burglary and theft is often facilitated by easy access to the rear garden of the property. To reduce the opportunities for such crimes properties with such rear access gates should be fitted with a key operated lock that can be operated from either side of the gate. An appropriate level of lighting should be provided throughout the development.

English Heritage

No objection.

County Ecologist

No comment received.

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: 124

Number of site notices:1

Statutory advertisement: 27/09/2013

Number of representations received: 1 has been received raising the following points:

- a) Not clear which units are to be affordable.
- b) Is it the Council's intention to pass over the opportunity of 3 affordable homes and accept an payment in lieu?
- c) The site is close the existing affordable houses and as such the Housing Association would have no problem managing the building and tenants.

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 upon the Listed Buildings
- (iii) Affordable Housing
- (iv) Impact upon residential amenity
- (v) Trees
- (vi) Parking and access
- (vii) Sustainability
- (viii) Drainage
- (ix) Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development

(i) Principle of development

The application site is allocated for residential development as part of saved policies from the older Havant Borough District Wide Local Plan. In addition, the site is allocated for residential development under Policy WA1 (W53a/b) in the Publication version of the Local Plan (Allocations). The principle of residential development at this site is therefore supported by specific policies in the Local Plan (both adopted and emerging).

The erection of 10 dwellings on a 0.47hectare site area equates to 21.2 dwellings per hectare. Within the text of Policy CS9 of the Core Strategy it states that the density of new housing will depend on its design and appropriateness to its location. As a guide the following minimum density thresholds have been developed using the Havant Borough Townscape, Landscape and Seascape Character Assessment and the levels of accessibility to a range of facilities:

High Density – Minimum of 60 dwellings per hectare
Medium Density – Minimum of 45 dwellings per hectare
Low Density – Up to 45 dwellings per hectare

The proposed density of 21dph is considered acceptable as it would be in keeping with the general character of the area and its position adjacent to the Grade 11 Listed Buildings.

(ii) Impact upon the Listed Buildings

The Sacred Heart Church and St Michaels Convent are both statutorily listed at Grade II and for group value as buildings of special architectural or historic interest. They were listed on 2 February 1999. The St Michaels Convent grounds are included on Hampshire's local list of Registered Parks and Gardens.

The new residential development is limited to the north-west corner of the overall St Michaels development site. It is in close proximity to the Chapel and Convent, however when viewing the site from the main entrance (off London Road), the Chapel would remain the dominant building. The new development would not adversely affect the character of the Listed Building or the new development.

(iii) Affordable Housing

Policy CS9 of the Core Strategy states that housing proposals should deliver on average 30-40% affordable housing on sites of 15 dwellings 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 unless a lesser requirement has been transparently justified on viability grounds. The developer has confirmed that in this case a financial contribution is proposed in-lieu of providing affordable housing on-site. A contribution of £246,613 has been agreed between the applicant and Housing Officer. This has been secured through a Section 106 Agreement. The Council's Housing Officer has raised no objection to the proposal.

(iv) Impact upon residential amenity

The application proposals include a mix of 3 and 4 bedroom 2 storey dwellings which are in keeping with the scale and massing of existing dwellings surrounding the application site. A mixture of terraces, courtyards and semi-detached dwellings are used to reflect the grain of the Avondale Road properties, the new dwellings at St Michael's Convent, and the surrounding area.

Within the northern part of the site, the private gardens for plots 87-89 adjoin the rear of the existing Avondale Road properties. A minimum distance of at least 23 metres from the rear elevation of the existing dwellings will ensure the amenity of neighbouring properties is protected. This accords with the general separation distances that are set out in the Borough Design Guide SPD. As such it is not considered that the proposed development would adversely affect surrounding residential properties. A condition is recommended to remove permitted development rights to protect the amenity of the neighbouring properties.

(v) Trees and Landscaping

An Arboricultural Method Statement has been submitted in support of the application. Only one tree is proposed to be removed to facilitate the development. This is a category C tree and therefore is not considered to significantly contribute to the area.

The remainder of the trees are to be protected during construction of the proposed dwellings. The dwellings have been sited outside the Root Protection Areas and as such no objection is raised to the development.

The landscape strategy submitted with the application confirms that the majority of the existing vegetation to the northern boundary will be retained and strengthened by supplementary hedging planting and specimen trees.

All plots facing the main entrance road will have private landscaped gardens with additional planting to the road/pavement edge to enhance the street frontage.

To the eastern and northern edge of the courtyard, areas of landscaping have been introduced. These areas create a soft edge to the hard landscaping and improve the courtyard appearance viewed from the main entrance road and internally from the individual units. Areas of planting and vegetation have been introduced around the perimeter of the houses to create a defensible edge from pedestrian and vehicular routes.

(vi) Parking and access

The application site is served by the vehicular and pedestrian access point from London Road to the west, which is being upgraded to serve the approved St Michael's redevelopment. The London Road access also serves the main access to the approved redevelopment of St Michael's Convent, in addition to the new Church of the Sacred Heart and St Peter the Apostle, the presbytery, existing dwellings on Villa Gardens and new housing fronting London Road.

A Transport Statement has been submitted in support of the application. The applicant's Highway Engineer has carried out a review of the existing access points as part of the wider redevelopment of the site. They have subsequently confirmed that the impact of the proposed development on the remainder of the allocation site will be imperceptible, and would not add or cause severe congestion in this locality.

There are no Public Rights of Way through the site. Parking is provided on site in accordance with the SPD standards. The proposal including hard-standing and garages (attached and detached) which adds diversity and ensures parking does not dominate the scheme.

The Council's Development Engineer has been consulted on the application and has raised no objection subject to conditions.

(vii) Sustainability

The dwellings will all be designed and constructed to achieve Code for Sustainable Homes Level 3. In meeting this level there will be at least a 10% improvement over 2010 Part L Building Regulations. This will be achieved through:

- Secure cycle storage to encourage active low carbon travel.
- Reduce water usage through reduced flow rates for taps, WCs and showers and water efficient white goods. Using water butts will further reduce the demand on the mains water system.
- Internal recycling facilities to promote sustainable waste behaviour with adequate external storage provided in line with the required standards.
- Measures incorporated to allow dwellings to be easily adapted to meet the changing

needs of current and future occupants.

- Construction site impacts to be monitored and reduced through the use of a fully compliant Waste Management Plan, including measures to reduce air and water pollution in the area.
- Security measures to meet Section 2 of Secured by Design.
- Ecological enhancements in landscaped areas including the planting of native species to enhance biodiversity and ecology

The applicant will be required to demonstrate in more detail how the proposed scheme meets the criteria for Code for Sustainable Homes, Level 3. A condition is therefore recommended to ensure that further details are submitted prior to the use of the dwellings.

(viii) Drainage

A Flood Risk Assessment has been submitted in support of the application. The site is not located within an area considered to be at risk from fluvial flooding. Overland flow from London Road through the site is identified as a flood risk to the proposed development. As such a flood route through the site should be maintained. Because of the non-porous nature of the clay sub-grade, groundwater will not be a potential flood risk. It is proposed that storm water generated on-site will be discharged to the Hermitage Stream at a maximum rate of 27.9 litres/sec (Qbar), with the storm water discharge generated by Phase 2 and connected to the existing on-site drainage system being limited to 5.0 litres/sec. A condition will be imposed requiring the development to be carried out in accordance with the Flood Risk Assessment.

(ix) Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development

The Council has recently published, for consultation, the Local Plan (Allocations Plan) publication. Within the plan is draft policy DM24 which seeks to mitigate impacts of new residential development on designated habitats (SPAs). This augments the existing policy CS11(11) of the Core Strategy. Currently, further work is needed to ascertain a fair and proportionate approach to mitigation, including the impact of small residential developments and although provisions are not currently in place for measures to be undertaken or contributions to be made for development of the scale proposed here, this is likely to change in the future as further work is undertaken and the emerging policy acquires greater weight.

8 Conclusion

The site is allocated for housing and as such the principle of development is considered acceptable. The development would have no adverse impact upon neighbouring properties and would not affect the setting of the Listed Building. There would be no significant loss of trees on the site and additional landscaping is proposed to enhance the appearance of the site. The development is therefore considered acceptable. This development is liable for CIL and this totals £75,840.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00921 subject to the following 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 hereby permitted shall not commence until a 'Materials Schedule' has been submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 No development hereby permitted shall be constructed above DPC level until a specification of the materials to be used for the surfacing of all open parts of that phase proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Each development phase hereby permitted 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 visual amenity and having due regard to policy DM8 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.
- 4 No development shall start on site until a detailed landscape and planting scheme for the site has been submitted to and approved in writing by the Planning Authority. The works shall be carried out in accordance with the approved details and in accordance with the recommendations of the appropriate British Standards or other recognised codes of good practice. These works shall be carried out in the first planting season after practical completion or first occupation of the development, whichever is earlier, unless otherwise first agreed in writing by the Planning Authority. Any trees or plants which, within a period of 5 years after planting, are removed, died or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved unless otherwise first agreed in writing by the Planning Authority.
Reason: In the interests of visual amenity and having due regard to policy DM8 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.
- 5 The proposed works must be carried out in accordance with the Arboricultural Impact Appraisal and Method Statement (Phase 2) prepared by Barrell Tree Consultancy, received by the Planning Authority on 07/06/13 and the Tree Protection Plans (Drawing Nos. PP1203-101-01 P02).
Reason: To ensure the trees are not adversely affected by the construction of the development and having due regard to policy DM8 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.
- 6 No development shall commence beyond general site clearance, enabling works including demolition and investigations on the site until details of the design, depth and type of building foundations and the layout, with positions,

dimensions and levels, of service trenches, ditches, drains and other excavations on site, insofar as they may affect trees and hedgerows on or adjoining the site, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard against undue damage to existing trees and/or other vegetation at the site and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.

- 7 No development hereby permitted shall not be constructed above DPC 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 submitted to and approved in writing by the Local Planning Authority. The details shall include the provision of several evergreen trees along the (rear) eastern boundary with Hermitage Stream. Unless agreed otherwise in writing by the Authority, the dwellings hereby permitted shall not be occupied prior to the completion of the approved boundary treatment. This 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 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.

- 8 Any single garage shall measure a minimum of 6m by 3m and be constructed as such and made available for the parking of motor vehicles at all times.

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) which forms part of the Development Plan and National Planning Policy Framework, March 2012.

- 9 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 hours 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) which forms part of the Development Plan and National Planning Policy Framework, March 2012.

- 10 The development shall not be occupied until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. 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) which forms part of the Development Plan and National Planning Policy Framework, March 2012.

- 11 The development hereby permitted shall not be occupied until a Certificate of Compliance with the Code for Sustainable Homes has been submitted to the Local Planning Authority. The Certificate shall demonstrate that the development has attained a minimum standard of Level 3 in accordance with

the Code.

Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 12 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order, no extension, building or structure permitted by Part 1, Classes A, B, C, D and E of Schedule 2 of the 1995 Order (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 residential and visual amenity and to prevent overdevelopment of the site and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.

- 13 No development hereby permitted nor any related site clearance shall 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 been submitted to and approved by the Local Planning Authority.

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

- 14 Prior to the commencement of the development, the following details relating to the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority:

i. the design and specifications for the hydrobrake

ii measures to be taken, including petrol/oil interceptors, to prevent pollution of the receiving surface waters;

iii. 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 surface water drainage system throughout its lifetime.

The surface water drainage system shall be fully implemented and connected in accordance with the details contained in the current application and the details which are to be approved above, before the dwellings are occupied and thereafter it shall be managed and maintained in accordance with the management and maintenance plan and arrangements which are to be approved above

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, DM8 and DM9 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework.

- 15 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan (Drawing No.PP1203/100-01 P02)
Proposed Site Layout (Drawing No.PP1203/101-01 P02)
Tree Protection Plan (Reference 13165-BT1)
Archaeological Desk Based Assessment May 2013 prepared by CgMs Consulting
Arboricultural Impact Appraisal and Method Statement (Phase 2) June 2013 prepared by Barrell Tree Consultancy
Flood Risk Assessment May 2013 prepared by AMA
Ground Appraisal Report
Planning, Design and Access and Community Consultation Statement
Transport Statement April 2013 prepared by Bellamy Roberts
Employment and Skills Plan
Plot 83-84 Block Plans and Elevations (Drawing No.1203/110-001 P02)
Plot 85-86 Block Plans and Elevations (Drawing No.1203/110-002 P02)
Plot 87-89 Block Plans and Elevations (Drawing No.1203/110-003 P02)
Plot 90-92 Block Plans and Elevations (Drawing No.1203/110-004 P03)
Street Elevation A-A and Sectional Elevation B-B (Drawing No.1203/120-001 P03)
Garage Plans and Elevations (Drawing No.1203/110-005 P02)
Existing Survey

Reason: - To ensure provision of a satisfactory development.