



**Linden Limited t/a Linden Homes
Southern**

Land North of Bartons Road, Havant

**Planning Statement (incorporating
Affordable Housing, Economic &
Planning Obligations Statement)**

August 2014

The Pavilion, 1st Floor, Botley Grange Office Campus, Hedge End, Southampton, Hampshire, SO30 2AF
Tel: 02382 022800
Email: planning.southampton@wyg.com

HAVANT BOROUGH
COUNCIL

18 AUG 2014

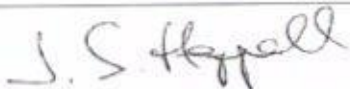
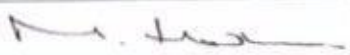
RECEIVED



Document Control

Project: Land North of Bartons Road, Havant
Client: Linden Limited t/a Linden Homes Southern
Job Number: HL12008
File Origin: Data/2012/HL12008/Planning Application

Document Checking:

Prepared by:	Jeremy Heppell	Signed:	
Checked by:	Paul Thomas	Signed:	
Verified by:	Martin Hawthorne	Signed:	

Issue	Date	Status
1	08.08.2014	Draft v1
2	13.08.2014	Draft v2
3	15.08.2014	Final



Contents Page

1.0	Introduction
2.0	Description of Site & Proposed Development
3.0	Planning History
4.0	Relevant Planning Policy
5.0	The Case for Granting Planning Permission
6.0	Summary of Key Technical & Environmental Matters
7.0	Heads of Terms
8.0	Community Involvement
9.0	Summary & Conclusions



1.0 Introduction

- 1.1 This Planning Statement forms part of a full planning application submitted on behalf of Linden Homes for the redevelopment of this site. The site lies partly within Havant Borough Council's administrative boundary and partly within East Hampshire District Council's. The Statement incorporates an Economic Statement to address with the loss of jobs associated with the proposals.
- 1.2 The application proposes the demolition of all the existing buildings on site and the erection of 55 dwellings together with associated open space, landscaping and car parking.
- 1.3 The submitted planning application comprises the following documents and plans:
- Planning Application Forms, Certificates & Covering Letter
 - Proposed Plans
 - Topographical Survey
 - Design and Access Statement (incorporating Parking Provision & Refuse Disposal Details)
 - *Planning Statement incorporating Economic Statement, Affordable Housing & Planning Obligations Statement*
 - CIL Form
 - Statement of Community Involvement
 - Visual Impact Assessment
 - Landscape Maintenance Plan
 - Arboricultural Impact Appraisal and Method Statement
 - Extended Phase 1 Habitat Survey
 - Reptile Presence/Likely Absence Survey Report
 - Bat Survey Report
 - Archaeology and Heritage Assessment
 - Preliminary Ground Investigation and Assessment



- Noise and Vibration Assessment
- Flood Risk Assessment
- Foul Drainage Report
- Utilities Report
- Sustainability/Energy Statement
- Transport Assessment
- Draft Travel Plan

Structure of this Planning Statement

- 1.4
- Section 2 describes the existing site and the proposed development
 - Section 3 examines the site's planning history
 - Section 4 describes the relevant planning policy
 - Section 5 sets out the case for granting planning permission
 - Section 6 provides a summary of key technical and environmental matters
 - Section 7 describes the community engagement process
 - Section 8 provides a summary of the benefits of the proposal and draws conclusions



2.0 Description of Site & Proposed Development

Site & Surroundings

- 2.1 The majority of the site lies within Havant, on the north-eastern side of the Borough. A portion of the site lies at the southern tip of East Hampshire. Havant is the principal settlement within the Borough, with the site located approximately 2km north-east of the town centre, and 1.5km east of Leigh Park District Centre. In respect of East Hampshire the rear part of the site lies about 3km south of the centre of the village of Rowlands Castle.
- 2.2 The site comprises previously developed land, and extends to approximately 1.48ha in area. The Havant element of the site measures 0.85ha, with the East Hampshire comprising the balance of 0.63ha.
- 2.3 The site is currently shared between a lawnmower repair business and a dog kennels, together with dwellings associated with the businesses. The entirety of the Havant part of the site is in business use; the rear portion of the site within East Hampshire contains part of the dog kennel business plus a grassed area.
- 2.4 The site is broadly rectangular in shape, with a slope down to the north from Bartons Road and across the site from the east boundary to the railway line to the west. The north-west portion of the site consequently is the lowest. There are mature trees along the northern and western boundaries of the site, plus three protected trees within the site. Access is from Bartons Road.
- 2.5 The site is adjoined to the north by ancient woodland and to the east by farmland. To the west is the railway line and beyond that public open space. On the opposite side of Bartons Road is a garden centre and aquarium. There is a cluster of large detached dwellings located diagonally opposite the site to the south-east.



Description of Development

2.6 The proposed development comprises a sustainable residential development consisting of :

- Demolition of the existing buildings
- 55 dwellings
- 15m buffer/reptile relocation zone at the rear of the site
- Public open space, with green spaces located to the centre and to the rear of the layout
- Improvements to the existing site access and a pavement link provided on highway land

3.0 Relevant Planning History

3.1 The site has been subject to a number of planning applications of which the most relevant planning applications are detailed below.

3.2 **Application Number: APP/12/00078**

Location: 2 Eastleigh Cottages, Bartons Road, Havant, PO9 5NA

Proposed Tree Works: Reduce 4 No. east facing limbs by 5m and crown raise eastern sector to 5m of 1 No. Oak tree (T1); reduce 4 No. east facing limbs by 5m of 1No. Oak tree (T2). Both trees subject to TPO 1328.

Decision: Consent granted for tree works, 13/03/2012

3.3 **Application Number: APP/10/00415**

Location: Kings Kennels, Bartons Road, Havant, PO9 5NA

Proposal: Demolish existing detached 2 bed bungalow. Construction of 1 No. 2 bed detached bungalow incorporating rooflights to the east and west roof slopes.

Decision: Grant perm/consent/certify lawfulness, 01/02/2011

3.4 **Application Number: 07/57094/009**

Location: Kings Kennels, 2 Eastleigh Cottages, Bartons Road, Havant, PO9 5NA

Proposal: Application for Certificate of Lawfulness for use of former training building as a



self-contained residential unit/single dwelling in association with Kings Kennels. (Revised application.)

Decision: Grant perm/consent/certify lawfulness, 15/04/2008

3.5 Application Number: 99/53798/009

Location: 1 Eastleigh Cottages Bartons Road, Havant, Hampshire, PO9 5NA

Proposal: Temporary Change of Use of land to use by garden machinery business, provision of 2 no. portable cabins and 1 no. steel storage container, additional car parking and landscaping.

Decision: Refuse perm/consent / refuse lawfulness, 08/10/1999

3.6 Application Number: 98/57094/002

Location: 2 Eastleigh Cottages Bartons Road, Havant, Hampshire, PO9 5NA

Proposal: Retention of sectional building used for dog training

Decision: Grant perm/consent/certify lawfulness, 05/11/1998

3.7 Application Number: 92/57094/001

Location: 2 Eastleigh Cottages Bartons Road, Havant, Hampshire, PO9 5NA

Proposal: Siting of mobile home to north of dog training centre for occupation in connection with the boarding kennels.

Decision: Grant perm/consent/certify lawfulness, 18/11/1992



4.0 Relevant Planning Policy

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, in determination of planning applications, decisions are made in accordance with the development plan unless material considerations indicate otherwise.

4.2 The Development Plan for the two respective Local Planning Authorities comprises the following:

Havant Borough Council

- Havant Borough Local Plan (Core Strategy) (2011)
- Havant Borough Local Plan (Allocations) (2014)

East Hampshire District Council

- East Hampshire District Local Plan: Joint Core Strategy (2014)
- Saved policies of the East Hampshire District Local Plan: Second Review (2006)

4.3 A further tier of policy guidance, which is also a material consideration, is in the form of Supplementary Planning Documents and these will be summarised within this section after the relevant Planning Policy.

National Planning Policy Framework

4.4 The National Planning Policy Framework (NPPF) was published in March 2012 and establishes a presumption in favour of sustainable development, encompassing, amongst other things, building a strong competitive economy, delivering a wide choice of high quality homes and good design. It is required that development proposals that accord with the development plan be approved without delay; and that where relevant policies are out-of-date, planning permission be granted “unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits” (Paragraph 14).



- 4.5 Underpinning plan-making and decision-taking, the NPPF sets out 12 core planning principles at paragraph 17. Of particular note these principles consider that planning should:
- Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve places in which people live their lives;
 - Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
 - Always seek to secure high quality design;
 - Support the transition to a low carbon future;
 - Promote mixed use developments; and
 - Conserve heritage assets.
- 4.6 Section 1 deals with building a strong, competitive economy. Local authorities are required to plan proactively to meet the development needs of business and support an economy fit for the 21st century.
- 4.7 Section 6 on housing sets out that the Government is committed to increase the overall level of supply and mix of housing in order to meet local needs. Paragraph 49 requires housing applications to be considered in the context of the presumption in favour of sustainable development. It is made clear that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.
- 4.8 The first bullet point at paragraph 50 states that to deliver a wide choice of quality homes and widen opportunities for home ownership, local planning authorities should “plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, the elderly and people with disabilities etc)”.



- 4.9 Design is covered in Section 7, where the Government attaches great importance to the design of the built environment. This policy highlights that good design is a key aspect of sustainable development, that should be indivisible from good planning, which in turn should contribute positively to making places better for people.
- 4.10 Paragraph 60 stresses that decisions should not attempt to impose architectural styles or particular tastes and should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles, but that it is proper to seek to promote or reinforce local distinctiveness. Paragraph 61 goes further in identifying that securing high quality inclusive design goes beyond aesthetic considerations, and as such decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment. In determining applications, this policy attaches great weight to outstanding or innovative designs which help raise the standard of design more generally in the area.
- 4.11 Paragraph 66 states that Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.
- 4.12 Paragraph 73 states that access to high quality open spaces can make an important contribution to the health and wellbeing of communities.
- 4.13 In terms of local requirements for sustainability, paragraph 95 advises that local planning authorities should do this in a way consistent with the Government's zero carbon buildings policy and adopt nationally prescribed standards.
- 4.14 With regards to land contamination, Paragraph 120 advises that where a site is affected by land contamination issues, responsibility for securing a safe development rests with the developer and/or landowner.



- 4.15 In relation to decision making, paragraph 187 states that local planning authorities should look for solutions rather than problems. Local planning authorities should work proactively with applicants to secure development that improves the economic, social and environmental conditions of the area.
- 4.16 With respect to planning conditions and obligations, paragraph 203 advises that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.
- 4.17 Paragraph 204 states that planning obligations should only be sought where they meet all of the following tests:
- necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.
- 4.18 Paragraph 173 of the NPPF states that sites identified for development in Local Plans should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.



Havant Borough Local Plan (Core Strategy) (March 2011)

Employment

- 4.19 Policy CS2 of the Core Strategy safeguards existing employment sites that are fit for purpose from development proposals for non-employment uses.

Community Safety

- 4.20 Policy CS8 of the Core Strategy requires development proposals to maximise opportunities for natural surveillance through good design, and provide well-lit footpaths and roads.

Housing

- 4.21 Policy CS9 of the Core Strategy states that planning permission for housing proposals will be granted providing that they make provision for 30% to 40% affordable homes on site. The housing requirement for the Borough is 6,300 new dwellings for the period 2006-2026 with sites in Havant expected to meet a third of this requirement.
- 4.22 The policy also states that residential development proposals should achieve a suitable density for development having regard to the site's context and accessibility. Provision should be made for a mix of housing which responds to identified local needs.

Protecting and Enhancing the Special Environment and Heritage of Havant Borough

- 4.23 Policy CS11 of the Core Strategy requires that regard be had to the Borough's nature conservation designations when putting forward development proposals, and that undeveloped gaps between settlements be maintained.



Efficient Use of Resources

- 4.24 Policy CS14 of the Core Strategy requires residential development to achieve Level 3 of the Code for Sustainable Homes.

Flood and Coastal Erosion Risk

- 4.25 Policy CS15 of the Core Strategy requires site specific flood risk assessments to accompany new development proposals, and for new developments to ensure there is no net increase in surface water runoff.

Design

- 4.26 Policy CS16 of the Core Strategy states that 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.

Concentration and Distribution of Development within the Urban Areas

- 4.27 Policy CS17 of the Core Strategy states that development within the urban areas will be permitted provided that it makes an effective use of land. Development proposals should prioritise development on redundant, derelict or underused land within the urban areas of Havant, Leigh Park, Waterlooville, Emsworth and Hayling Island.

Effective Provision of Infrastructure

- 4.28 Policy CS19 of the Core Strategy necessary new infrastructure to be provided to support new development coming forward.



Transport and Access Strategy

- 4.29 Policy CS20 of the Core Strategy requires new development to be sustainably located and not to give rise to inappropriate levels of traffic.

Developer Requirements

- 4.30 Policy CS21 of the Core Strategy sets out that development will be permitted provided that any infrastructure requirements are satisfied. Contributions/provision may be sought for; transport, housing, education, health, social infrastructure, green infrastructure, public services, utility services and public realm.

Protection of Existing Employment and Tourism Sites

- 4.31 Policy DM3 of the Core Strategy states that the loss of B-class employment will only be acceptable where the land is not fit for purpose or the use is financially unviable. An active marketing period will be required to demonstrate compliance with the policy.

Coordination of Development

- 4.32 Policy DM6 of the Core Strategy states that proposals will only be permitted where they do not undermine the future development potential of adjacent sites.

Conservation, Protection and Enhancement of Existing Natural Features

- 4.33 Policy DM8 of the Core Strategy deals with the conservation, protection and enhancement of existing natural features and states that these should be protected and enhanced as part of any development proposal.



Planning for More Sustainable Travel

- 4.34 Policy DM11 of the Core Strategy requires parking and turning facilities to adopted standards, and to ensure there is no adverse impact on highway safety.

Mitigating the Impacts of Travel

- 4.35 Policy DM12 of the Core Strategy requires a transport assessment and travel plan to accompany major development applications, to demonstrate how the impacts of travel can be mitigated.

Car and Cycle Parking on Residential Development

- 4.36 Policy DM13 of the Car Strategy requires residential developments to meet adopted standards.

Havant Borough Local Plan (Allocations) (July 2014)

Presumption in Favour of Sustainable Development

- 4.37 Policy AL1 of the Allocations Plan establishes a presumption in favour of sustainable development, in accordance with the National Planning Policy Framework.

Urban Area Boundaries and Undeveloped Gaps between Settlements

- 4.38 Policy AL2 defines the boundaries of the urban area, and indicates how Gaps should be treated.



Havant & Bedhampton Housing Allocations

4.39 Policy HB1 lists the housing allocations in Havant and Bedhampton. UE3a is an allocation of 30 dwellings on 0.86ha of at Land North of Bartons Road. The policy states that planning permission will be granted provided that detailed proposals:-

- Are broadly consistent with the indicative figure for the number of dwellings.
- Take account of all site specific development requirements as set out in the relevant site profile.

4.40 In regard to UE3a, the following site specific development requirements are listed:-

- Heritage Statement to support planning application
- Access onto Bartons Road using existing access point
- Noise and vibration survey, with any necessary mitigation measures incorporated in the design
- Connection to the sewerage system at the nearest point of adequate capacity
- Landscaping scheme to have regard to the new crematorium
- Retain and protect TPOs and the mature trees on the north and east boundaries where possible
- Liaise with East Hampshire District Council on a coordinated approach to development in accordance with Policy DM6

Protecting New Development from Pollution

4.41 Policy DM18 of the Allocations Plan requires new development to be protected from pollution from existing sources.



Recreational disturbance to Special Protected Areas (SPAs) from Residential Development

- 4.42 Policy DM24 of the Allocations Plan requires that impacts on SPAs from new residential development be mitigated.

Havant Supplementary Planning Documents

Housing (July 2011)

- 4.43 This document seeks to amplify the objectives of Core Strategy Policy CS9 and states that in terms of housing mix (within the wider PUSH area) the strongest demand is for 1, 2 and 3 bed dwellings. Affordable housing on sites of 15 or more dwellings should be provided on site.

Borough Design Guide (December 2011)

- 4.44 The aim of the document is to provide detailed information that supplements Policy CS16 of the Core Strategy in order to raise the standard of design across the borough and set out what the Council expects developers to deliver in terms of the design of new developments and how the distinctive character and qualities of the borough should be respectfully improved and enhanced through development.

Residential Parking and Cycle Provision (March 2010)

- 4.45 This document sets out the vehicle and cycle parking standards which apply to new residential development. The standards are as follows:



Car		Cycle
1 bed =	1 space	1 space
2/3 bed =	2 spaces	2 spaces
4+ bed =	3 spaces	2 spaces

Rowlands Castle Parish Local Landscape Character Assessment (2012)

- 4.46 This document provides an analysis of the various character areas of the parish. The site is within Character Area 10aiv: Lavant Valley South, which comprises pastureland subject to seasonal flooding, with an important function as a wash land or flood plain, delaying flood flows from affecting Havant to the south. The village is keen to avoid any coalescence with the suburbs to the south as a result of development within this gap.

East Hampshire District Local Plan: Joint Core Strategy (June 2014)

Presumption in Favour of Sustainable Development

- 4.47 Policy CP1 of the Joint Core Strategy establishes a presumption in favour of sustainable development, in accordance with the National Planning Policy Framework.

Spatial Strategy

- 4.48 Policy CP2 of the Joint Core strategy establishes a spatial strategy for the district, with provision for a minimum increase of 10,060 new dwellings in the period 2011-2028.

Existing Employment Land

- 4.49 Policy CP4 advises that the use of employment land for alternative uses will be permitted where the site is no longer suitable for employment use.



Spatial Strategy for Housing

4.50 Policy CP10 establishes a spatial strategy for housing, based on:

1. completion of existing permissions and allocations,
2. development within the defined settlement policy boundaries of towns and villages where it is consistent with maintaining and enhancing their character and quality of life,
3. the Strategic Allocation at Whitehill & Bordon of 2,725 new dwellings over the Plan period), and
4. the allocation of sites at the most sustainable settlements to provide:

...

- A minimum of 150 dwellings at both Liss and Rowlands Castle

...

Sites will be identified through the Local Plan: Allocations and settlement policy boundaries adjusted accordingly.

Housing Tenure, Type and Mix

4.51 Policy CP11 of the Joint Core Strategy seeks to maximise the delivery of affordable housing; provide a range of dwelling tenures, types and sizes to meet housing needs; provide housing that meets a range of community requirements; and meet Lifetime Homes Standard as appropriate.

Affordable Housing on Residential Development Sites

4.52 Policy CP13 of the Joint Core Strategy sets a target for 40% of all new dwellings to be provided as affordable housing. Except on smaller sites, affordable housing will normally be provided on site. The number and tenure split will be negotiated on a site-by-site basis, depending on individual site circumstances and affordable housing needs. The type and



size of dwellings will be expected to reflect local need. Affordable housing should be fully integrated with the residential development by being dispersed amongst and indistinguishable from the market housing.

Provision of Open Space, Sport and Recreation and Built Facilities

- 4.53 Policy CP18 of the Joint Core Strategy sets out a minimum standard 3.45 hectares of public open space per 1,000 population on new housing developments. All new residential development will be required to make provision for public open space either through on-site provision or a financial contribution.

Landscape

- 4.54 Policy CP20 of the Joint Core Strategy requires the special characteristics of the district's natural environment to be conserved and enhanced. New development will be required to:
- protect and enhance local distinctiveness, sense of place and tranquillity by applying the principles set out in the district's Landscape Character Assessments, including the Community/Parish Landscape Character Assessments;
 - protect and enhance settlements in the wider landscape, land at the urban edge and green corridors extending into settlements;
 - protect and enhance natural and historic features which contribute to the distinctive character of the district's landscape, such as trees, woodlands, hedgerows, soils, rivers, river corridors, ditches, ponds, ancient sunken lanes, ancient tracks, rural buildings and open areas;
 - incorporate appropriate new planting to enhance the landscape setting of the new development which uses local materials, native species and enhances biodiversity;



Biodiversity

- 4.55 Policy CP21 of the Joint Core Strategy requires development proposals to maintain, enhance and protect the District's biodiversity and its surrounding environment.

Internationally Designated Sites

- 4.56 Policy CP22 of the Joint Core Strategy states that planning permission will only be granted for development that responds to emerging evidence regarding disturbance impacts on the Solent SPA.

Gaps Between Settlements

- 4.57 Policy CP23 of the Joint Core Strategy protects the generally open and undeveloped nature of gaps between settlements to help protect coalescence and retain the separate identity of settlements. The Rowlands Castle/Havant Gap is one such gap. Development will only be permitted within gaps if:

- It would not undermine the physical and/or visual separation of settlements;
- It would not compromise the integrity of the gap, either individually or cumulatively with other existing or proposed development; and
- It cannot be located elsewhere

Sustainable Construction

- 4.58 Policy CP24 of the Joint Core Strategy requires that Level 4 of the Code for Sustainable Homes be achieved from 2013 onwards.



Flood Risk

- 4.59 Policy CP25 of the Joint Core Strategy requires all development will be required to ensure that there is no net increase in surface water runoff. Priority will be given to Sustainable Drainage Systems, and arrangements must be put in place to for their whole life management and maintenance.

Pollution

- 4.60 Policy CP27 of the Joint Core strategy states that developments sensitive to pollution will only be permitted if they are appropriately separated and designed to remove the risk of unacceptable impacts.

Design

- 4.61 Policy CP29 of the Joint Core Strategy requires the District's built environment to be of an exemplary standard and highly appealing in terms of visual appearance. All new development will be required to respect the character, identity and context of the district's towns, villages and countryside and must help to create places where people want to live, work and visit. Detailed design criteria are laid down for new development.

Transport

- 4.62 Policy CP31 of the Joint Core Strategy requires the fullest possible use of sustainable modes of transport (including cycling, walking and public and community transport) and reduced dependence on the private car. New development should be located and designed to reduce the need to travel. Development that is likely to generate a significant number of additional vehicular movements will normally be expected to be located near existing centres and supportive infrastructure.



Infrastructure

- 4.63 Policy CP32 requires that where the provision or improvement of infrastructure is necessary to meet community or environmental needs associated with new development or to mitigate the impact of development on the environment, such works or facilities should be provided either on or off-site, or the payment of financial contributions will be required through planning obligations to ensure that all such development makes an appropriate and reasonable contribution to the costs of provision.

East Hampshire District Local Plan: Second Review (March 2006)

Tree Preservation

- 4.64 Policy C6 of the Local Plan states that planning permission will not be granted for development that would damage or destroy trees protected by a tree preservation order except in the interest of good arboricultural practice.

Public Transport Provision and Improvement

- 4.65 Policy T2 of the Local Plan directs major new developments to locations well served by public transport.

Pedestrians and Cyclists

- 4.66 Policy T3 of the Local Plan requires major new developments to be served effectively by walking and cycling.

Retention of Industrial or Business Uses

- 4.67 Policy IB4 of the Local Plan states that the redevelopment of industrial or business uses will only be permitted if the use harms the character or amenity of the nearby area, or the site



has restricted potential owing to its size, location or access; financial unviability; or unsuccessful marketing.

Provision of Facilities and Services with New Development

- 4.68 Policy HC2 of the Local Plan states that planning permission will only be granted for new development where provision has been made for the reasonable improvement of existing Leisure and sports facilities.

East Hampshire Supplementary Planning Documents

Interim Housing Policy Statement (February 2014)

- 4.69 The Statement highlights that until the Council can demonstrate a five year housing land supply and has an Allocation Plan in place, proposals for 'sustainable development' will take precedence. The Statement is designed to manage development in the interim to ensure it is not allowed in the wrong locations or of an inappropriate scale. Sites must be deliverable within two years, sustainably located and free from technical constraints. The scale of housing must be appropriate to the position of the settlement in the hierarchy and the range of services available locally. Appropriate provision for affordable housing must be made. Sites must be immediately adjacent or contiguous with existing Settlement Policy Boundaries.
- 4.70 The following policy criteria are laid down:-
- 1) The proposal complies with the relevant Saved Policies of the adopted Local Plan
 - 2) The level of housing permitted in any one settlement should not exceed the level of housing proposed as new allocations for that settlement in the Joint Core Strategy, as follows:



...

Rowlands Castle - 150 new homes

...

3) The townscape and landscape character is conserved or enhanced.

4) N/A.

5) N/A.

6) N/A.

7) The proposed development creates safe and accessible environments that offer good access via a range of transport modes. Sites where it is possible to walk easily to a range of facilities will be considered preferable to sites that are further away and which would make car journeys into town/village centres more likely.

8) There is a mix of housing sizes, types and tenures that reflect local housing requirements, including housing for the elderly, in accordance with the saved policies of the Local Plan.

9) A target of at least 40% affordable housing provision will be sought on all sites coming forward under this policy unless exceptional circumstances can be demonstrated.

10) Land is demonstrated to be used effectively and comprehensively.

11) The density of housing is appropriate and does not harm the established character and appearance of the area or settlement.

12) The proposal is demonstrated to be deliverable and viable, having regard to the



necessary on-site infrastructure, affordable housing provision and other requirements. Similarly, the proposal is not constrained, having regard to other committed developments, by the need for significant offsite infrastructure which is not planned/funded.

13) The Council will condition any planning permission to commence within 2 years to maximise the likelihood of delivery of housing within the District.

Implementation of the Policy for Affordable Housing (September 2006)

- 4.71 This documents sets out the Council's approach to providing affordable housing.

Guide to Developer Contributions (2014)

- 4.72 This document sets out the contributions expected from developers in relation to new housing development.



5.0 The Case for Granting Planning Permission

5.1 The policy position is complicated by the split between the two planning authorities. In respect of Havant Borough Council, the front part of the site is allocated for around 30 dwellings. In regard to the rear portion of the site, East Hampshire's housing land supply position and lack of an Allocations Plan mean that the proposal will be judged against the Interim Housing Policy Statement and the goals of the National Planning Policy Framework.

5.2 For commercial and practical reasons, the site has to be planned for and developed in a comprehensive manner. The businesses on the site currently – which are run by the same family – straddle the boundary, and the owners cannot continue to operate their businesses on only part of the site. In practical terms, it makes no sense to bring the front part of the site forward whilst leaving the rear portion to be developed later, both because of the construction difficulties this will give rise to, and because of the fact that infrastructure provision for the new housing needs to be made comprehensively. For all these reasons, the site needs to come forward for housing in its entirety.

The Havant Allocations Plan emphasises the importance of coordinating the two sites in accordance with Policy DM6 of the Havant Core Strategy.

5.3 This section deals with the policy aspects of the development in the context of the two separate policy regimes.

Havant Policy Position

5.4 Havant has an overall housing target of 6,300 homes for the period to 2026 and this site forms an important component of that housing land supply, being allocated for residential development in the adopted Allocations Plan.

5.5 The Sustainability Appraisal which accompanies the Allocations Plan clearly demonstrates



that the site is sustainably located and that development would have acceptable landscape impacts and not result in the coalescence of settlements. This work has been endorsed by an independent Planning Inspector, in finding the Allocations Plan "sound" following an Examination in Public.

- 5.6 The proposed development proposes more than the allocation of 30 units, however this is as a result of the mix providing predominantly 2 and 3 bed properties on this part of the site in response to local affordable housing needs. It is considered that these "additional" units can be accommodated on the Havant portion of the application site without detriment to the high quality of the design and layout proposed and achieves an effective use of the land, as called for by Policy CS17.
- 5.7 In accordance with Policy CS8 the proposed layout maximises opportunities for natural surveillance and incorporates "defensible space" together with roads that so not adversely impact upon designated habitats or the landscape.
- 5.8 In relation to affordable housing the proposals will deliver 30% affordable housing on site. This provision is at the lower end of the requirements of Policy CS9 however this is as a result of site specific abnormalities (such as the disposal of surface water utilising a new pipe which will need to be thrust bored westwards underneath the railway) and other infrastructure requirements such as education contributions.
- 5.9 Policy CS16 (and CP29 of the East Hampshire Joint Core Strategy) requires developments to be designed to a high standard. The proposals satisfy the requirements of this policy by incorporating appropriate buffers from the northern boundary where there is ancient woodland. With regard to local character this is explored in detail within the Design and Access Statement which accompanies the planning application.
- 5.10 The site itself is not immediately adjoined by residential development and as such there will be no impacts by way of loss of privacy or overlooking. The layout of the proposed



development has been orientated to ensure that future residents will not experience loss of privacy or undue overlooking.

5.11 The layout has been designed in order to be legible so that people can easily orientate themselves when travelling around the site. The site layout makes provision for a central green with further open space provided at the northern end of the site.

5.12 Details of how the scheme complies with "Policy UE3a – Site Specific Development Requirements" of Policy HB1 is explained in the next Section.

East Hampshire Policy Position

5.13 East Hampshire has an overall housing target of 10,060 homes for the period to 2028, of which 150 are expected to be delivered in Rowlands Castle. It is important to recognise that the Council are experiencing a shortfall in their five year housing land supply and this site will make a valuable contribution, whilst at the same time being in accordance with the Spatial Strategy as set out by Policy CP10.

5.14 The proposals also satisfy the requirements of the IHPS, of which there are a total of 17 criteria. Compliance with these is discussed below.

1. The proposed development is fully in accordance with the relevant Saved Policies of the adopted Local Plan/Joint Core Strategy. The site lies adjacent to an existing settlement, albeit this falls within the jurisdiction of Havant Borough Council.
2. The proposed development will make a contribution towards the 150 new homes identified for Rowlands Castle
3. The landscape character will be covered as part of the proposed development. Whilst the site is located within a gap it will not result in further coalescence



between Havant and Rowlands Castle. This issue is explored in detail in the Design and Access Statement.

4. The site is not adjacent to the South Downs National Park
5. The site is not within 400m of the Wealden Heaths SPA
6. The proposals will not have an adverse impact upon any Special Protection Areas
7. The site is located in a sustainable location and includes measures to provide better pedestrian and cycle links. Havant Borough Council's Allocations Local Plan Sustainability Appraisal concludes that the site is in a sustainable location.
8. We consider the proposed mix reflects local need and demand in accordance with East Hampshire's aspirations
9. In recognition of the relationship of the site to East Hampshire and Havant a number of affordable units are proposed on site, and the payment of an offsite in-lieu contribution as calculated by Officers in line with their adopted supplementary planning guidance prior to the submission of this application. An offsite contribution is considered appropriate in this instance to allow for the provision of affordable homes within nearby Rowlands Castle village where there is an identified need.
10. The layout of the development makes an efficient and effective use of land.
11. The density of the proposed development is appropriate and respects the established character and appearance of the local area



12. The proposals are not dependent on the delivery of off-site infrastructure. The Applicant has undertaken detailed technical studies to identify constraints and we can confirm the proposals that form part of the application are deliverable

13. The Applicant is happy to accept a condition requiring implementation within 2 years.

5.15 Policy CP23 requires developments within Gaps to demonstrate that it would not undermine the physical and/or visual separation of settlements. As the Design and Access Statement demonstrates the Rowlands Castle-Havant Gap is at its widest point where the proposed development is located. The ancient woodland to the north of the site would preclude further development to the north of the site.

5.16 Havant Borough Council's decision to allocate part of the site was supported by a review of the implications for the local gap. The Kirkham Strategic and Local Gaps Paper (2008) identifies that a Gap between settlements should be a minimum of 600m where feasible. Should the development proposed proceed the extent of the Gap between Havant and Rowlands Castle would be almost double this requirement.

Economic Statement

5.17 Policies CS2 and DM3 of the Havant Core Strategy and Policy IB4 of the East Hampshire Local Plan seek to control the loss of "B" Use Class employment sites. The current uses on the site are low key, comprising lawnmower repairs/sales and a dog kennel/cattery. These existing jobs do not relate to B class uses. The site is not reserved for employment and the jobs which exist do not relate to core sectors of either the Havant or East Hampshire economies. On this basis, and because the site is allocated for housing, it is not considered that a detailed case needs to be made for the loss of the two or three jobs presently provided on the site.



New Homes Bonus

- 5.18 Section 70 of the Town and Country Planning Act 1990 (as amended by section 143 of the Localism Act 2011) states that any local finance considerations are a matter to which local planning authorities must have regard in determining planning applications, as far as they are material for the application.
- 5.19 The weight to be attached to these considerations is a matter for the decision maker. Local financial considerations are defined as grants from Government or sums payable to the authority under the Community Infrastructure Levy (CIL). This means that the New Homes Bonus (NHB) is capable of being a material consideration where relevant.
- 5.20 In the current case, the approval of the application would mean that the NHB would be payable for the net increase in dwellings from this development. At an average Council Tax Band D level, the development would contribute approximately £400,000 over the next six years.



6.0 Summary of Key Technical and Environmental Matters

- 6.1 The site proposals have been influenced by a range of technical and environmental considerations. This section provides a summary of those considerations

Trees

There are protected trees present on the site, three of which will be felled as part of the proposed development. This was discussed at the pre-application stage and the loss of these trees is unavoidable if the development is to deliver a viable number of housing units and make an effective use of the land.

These trees are found well within the site and are not prominent as a skyline feature from any public viewpoints. Although they have potential for long term retention they do not make a significant contribution to local amenity because of the backdrop of large trees to be retained. These significant retained trees will buffer an loss to the extent that there will be no impact on local amenity or character.

To mitigate against the loss of the trees a comprehensive new landscaping scheme prepared by TGD landscape is included as part of the proposal including a new extra heavy standard tree both within a central green area and three more along the site frontage. The layout is designed to provide these new trees the potential to reach a significant height without excessive inconvenience and will significantly improve the local amenity and character of the site.

Archaeology

The proposed development is considered to have medium potential for the survival of archaeological deposits; there is potential for any remains present to include prehistoric, Roman, Anglo-Saxon and medieval materials. Specifically, the identification of Roman



pottery in fields to the west of the railway confirms Roman activity close to, if not actually on the site. In the light of this, it is considered likely that further evaluation may be an option to identify any potential features of an archaeological nature and to assess their significance. Any further stages of archaeological mitigation will be dependent on the results of the evaluation excavation, but may include input to design plans and/or further excavation.

The Applicant is willing to accept an appropriately worded planning condition requiring site evaluation to be undertaken prior to development commencing.

Ecology

A Phase 1 Habitat Survey has been undertaken which identified the potential for the site to support bats and reptiles. As a result a series of Phase 2 Surveys have been undertaken prior to the submission of the planning application.

A total of 14 buildings were assessed for their potential to support roosting bats. Only one of these buildings was considered to offer moderate potential with the remainder offering low or negligible potential. Dusk emergence/dawn return surveys were then undertaken which did not record any bat roosts suggesting therefore that bat roosts are absent from the site.

Commuting activity appeared to be spread across the site with foraging activity restricted to the hedgerow at the western boundary of the site. According a series of mitigation measures are recommended which has been incorporated into the proposals.

A reptile survey revealed the site supported a lower population of reptiles. This population will be captured and re-located to the retained buffer at the northern end of the site.



Energy & Sustainability

The submitted Energy Statement outlines how the proposals meet both the requirements of Havant Borough and East Hampshire District Councils. Following East Hampshire's recent adoption of its new *Local Plan: Joint Core Strategy* the Council's now have differing standards with respect to Code for Sustainable Homes.

It is proposed to build all of the units to meet Code for Sustainable Homes Level 3. This will meet the requirements of Havant Borough Council. Due to the cross boundary nature of the site and construction reasons it is not considered appropriate to build portions of this scale of development to different standards.

Flood Risk, Drainage & Foul Sewage

The application is supported by a Flood Risk Assessment, Surface Water and Foul Sewage Strategy. This strategy seeks to remove the current surface water runoff which is being disposed of through the combined sewage system. Removing this run-off will provide *adequate foul sewage capacity to accommodate* the proposed development. A foul sewer crosses the northern portion of the site and a connection will be made in the north western corner. An easement has been incorporated into the proposals to ensure no built form is on top of the existing sewer.

As the sole characteristics mean the site is not appropriate for soakaways, it is proposed that the surface water runoff is disposed of by linking into the existing watercourse to the west of the railway line. This will involve thrust boring a pipe under the adjacent railway.. The applicant has engaged with Network Rail on their proposals and they have confirmed they do not object to this in principle.



To ensure that the surface water run-off rate is no worse than existing underground holding tanks have been incorporated into the proposals and hydrobrake man holes will be utilised.

Geo-Technical

Intrusive site investigations have shown that a general profile of Topsoil overlying Head Deposits and London Clay Formation is present. In addition, Made Ground was encountered to a depth of 1.2m on some of the site.

Due to the presence of existing businesses on site there is a small risk of contamination being present in the soil and in this regard the Applicant is willing to accept an appropriately worded condition requiring further investigations to take place in these specific areas of the site.

Landscape

As the site is located within a Local Gap a Visual Impact Assessment has been undertaken by an appointed Landscape Consultant. This concludes that:

- A combination of existing vegetation, topography and existing development significantly restricts views of the site from publicly accessible viewpoints.
- The fieldwork demonstrates that the visual impact of the proposed development will be negligible. The only open views of the site are from a short section of Bartons Road, particularly immediately in front of the site.
- The site is a considerable distance from both the settlements of Rowlands Castle and Emsworth and it is considered unlikely that development of the site would be detrimental to the strategic gap.



- The significant level changes on the site, with the land falling away to the rear, means that in no view will the full extent of the site be visible.
- The loss of three protected Oak trees at the centre of the site may scarcely be appreciated by the casual observer from most viewpoints because these trees are hidden behind the existing boundary vegetation that is to be retained.
- Bartons Copse ancient woodland (SINC) to the rear (north) of the site will be protected from development by a 15m wide ecological buffer strip.
- The proposed development provides an opportunity to improve the streetscene along the frontage to Bartons Road replacing the existing exposed buildings and fences with new tree and hedge planting

Noise and Vibration

Due to the proximity of the railway to the west the application is supported by a Noise and Vibration assessment. This concludes that subject to the incorporation of appropriate mitigation measures (enhanced glazing and trickle vents) there will not be an adverse impact upon the amenities of future residents in respect of noise.

Analysis of the vibration levels recorded by the buried transducer, suggest that levels will be imperceptible during the daytime and for the majority of the night time. At a worst case, during heavy freight traffic, night time periods are within the *low probability of adverse comment range* when assessed in accordance with BS6472-1:2008.

Open Space

The proposals incorporate on site open space in the form of a central green square and another space adjacent to the 15m buffer area to the north of the site. The location of the



site is particularly well served to access existing public recreation facilities which lie next to the site, on opposite side of the railway line.

Highways

An accompanying Transport Assessment concludes that the development will generate 25 two-way movements in the AM peak and 26 in the PM peak. These anticipated movements are not considered to have a significant impact on the existing highway network.

A new site access will be formed from Bartons Road, at the existing entry point to the site. Sufficient visibility can be provided by the proposed access, commensurate with a 40 mph highway speed, with splays of 2.4m x 120m in each direction.

To the west of the vehicular access, a 2.5m wide pedestrian footway will be provided along Bartons Road, connecting the site with the existing footway network. Pedestrian facilities will be enhanced by providing dropped kerbs and tactile paving at existing islands which will improve the pedestrian crossing on Bartons Road.

Parking is provided by the submitted layout in line with Havant Borough Council parking standards, and the standards relied upon by East Hampshire District Council which require the following provision:

- 1 bedroom units = 1 space
- 2 and 3 bedroom units = 2 spaces per unit
- 4+ bedroom units = 3 spaces

Cycle Parking will also be provided on-site in line with the following adopted standard:

- 1-bed unit = 1 long stay and 1 short stay
- 3-bed unit = 2 long stay and 1 short stay



- 4 + bed unit = 2 long stay and 1 short stay

Due to the size of the development, the application is also supported by a Travel Plan Framework. The overall vision for the Travel Plan is to ensure that the amount of unnecessary vehicular trips by car are minimised through initiatives which reduce the need to travel, promote alternative means of transport and linked trips.

Utilities

The Utilities Report accompanying the application confirms that both Portsmouth Water and Southern Gas Network have sufficient capacity in their networks in order to accommodate the proposed development.

In order to supply electricity to the site a new transformer and low voltage cable will be required using the existing ducts crossing Barton Road.

Both British Telecom and Virgin Media have confirmed that they have apparatus in the vicinity of the site which can serve the proposed development.



7.0 Heads of Terms

- 7.1 As is noted in the foregoing section on policy, the respective Local Plans have differing requirements in respect of affordable housing and infrastructure requirements. The differences are:-

Affordable housing: Havant seeks 30-40%. East Hampshire seeks 40%.

Infrastructure provision: Havant has adopted CIL*, East Hampshire takes pooled contributions via a Section 106 Agreement

* with the exception of education and SPA mitigation, which continue to be dealt with via pooled Section 106 contributions.

The application seeks to deal with this complex situation as set out below.

- 7.2 In terms of affordable housing, 30% provision is proposed on the Havant part of the site, in compliance with policy. The proportion has been pegged at 30% because of the high infrastructure costs associated with the site, including the cost of thrust boring a surface water sewer under the railway line, and the level of contributions needed towards education infrastructure.

- 7.3 Nonetheless, on the East Hampshire side, 40% affordable housing provision has been achieved, which will be delivered by a combination of on-site provision and an off-site contribution. The rationale for this is that the site is remote from Rowlands Castle village where those in housing need may be expected to be living or wish to live: therefore it is considered appropriate that at least some of the affordable houses should be provided in the village itself. It also reflects the fact that the houses proposed on the East Hampshire element of the site are generally larger and hence not suitable for affordable housing. The off-site provision would be achieved by way of an Exceptions scheme, paid for by contributions from the developer in accordance with East Hampshire's tariff.



- 7.4 As regards infrastructure contributions, on the Havant side these will be paid for under the Community Infrastructure Levy, by deducting the floorspace of existing buildings from the floorspace of the dwellings proposed. A CIL Form has been submitted as part of this application. East Hampshire infrastructure contributions towards open space and transport will be paid according to East Hampshire's adopted tariff, with a respective deduction for the onsite public open space which is included in the scheme.
- 7.5 In regard to education and SPA contributions, these will be paid jointly across the whole site according to County Council and Natural England tariffs. As the policy position is the same within both authorities for these elements of infrastructure, and the impacts are shared between the two authorities, this is considered to be a policy-compliant way forward.



8.0 Community Involvement

- 8.1 Linden Homes have a proven track record in pursuing effective public consultation and have been awarded special recognition for their approach from the Royal Town Planning Institute.
- 8.2 Planning applications for new development should be determined in accordance with the Local Planning Authority's Statement of Community Involvement (SCI). Havant Borough Council's SCI was adopted in October 2006 and is currently undergoing a review. East Hampshire's SCI was adopted in July 2007.
- 8.3 Linden Homes appointed consultants Remarkable to assist them in undertaking their public consultation exercise and full details of that process, demonstrating its compliance with the Councils' adopted policy, is set out in the accompanying Summary of Community Involvement report prepared by Remarkable.
- 8.4 Draft proposals were presented at a pre-application with Officers on 9th July 2013 and 28th May 2014
- 8.5 As agreed with Officers, no public exhibition took place because of the lack of neighbouring occupiers immediately adjacent to the site. However, Local Ward Members were written to on 2nd July 2014 and were offered a briefing meeting.
- 8.6 In addition, the nearest neighbouring properties/premises were written to explaining the draft proposals and offering a meeting. One local resident (Longmeadow) took up the offer of a meeting and this was held on 4th August 2014.
- 8.7 A presentation was made to Rowlands Parish Council on 4th August 2014.



9.0 Summary and Conclusions

- 9.1 The proposed development accords with the National Planning Policy Framework and both Havant's and East Hampshire's Development Plans and will deliver a sustainable residential development to meet the housing and economic needs of both Districts.
- 9.2 The granting of planning permission for the development at this stage will contribute to housing land supply in Havant Borough and East Hampshire District (where there is currently a shortfall) in a manner which is consistent with the Development Plan.
- 9.3 It has been demonstrated that the site is no longer appropriate for its current uses and that the proposed residential development of the site is acceptable. The principle of development on the Havant portion of the site is confirmed as acceptable by virtue of the fact that the site has been allocated for housing.
- 9.4 Whilst the East Hampshire portion of the site is outside a settlement boundary, the adopted Development Plan identifies 150 homes over the plan period for Rowlands Castle and the Authority cannot demonstrate a five year supply of housing. The technical reports accompanying the planning application demonstrate that the development of the site will not have an adverse impact upon the Gap, and represents sustainable development in all other respects..
- 9.5 The Government's "New Homes Bonus" scheme came into operation on 1 April 2011. The proposals will deliver 55 homes. At an average Council Tax Band D level, the Councils will benefit from a NHB payment of approximately £400,000 from the Government over a 6 year period if planning permission is granted.
- 9.6 It is considered that, if approved, the proposed development will deliver a well designed and carefully considered proposal that will deliver much needed new housing and open



space, together with a significant contribution towards improvements of existing community facilities.



Our Ref: JH/pt/HL12008

15th August 2014

Mark Webb
Development Management
East Hampshire District Council
Penns Place
Petersfield
GU31 4EX

Dear Mark

**LAND TO THE NORTH OF BARTON'S ROAD, HAVANT
SUBMISSION OF PLANNING APPLICATION**

Further to our recent pre-application discussions I am pleased to enclose a full detailed planning application for the development of the above site comprising demolition of the existing buildings and the erection of 55 dwellings together with access, landscaping, car parking and open space on behalf of my client Linden Homes Southern.

Please note this is a cross boundary application and in accordance with the Fee Regulations a cheque for £29,436-00 (being 150% of the normal application fee) has been sent to Havant Borough Council because the majority of the site falls within their jurisdiction. I can confirm an identical copy of the application has been sent to Daphney Hayward at Havant Borough Council.

The following plans and documents make up the full detailed planning application submission of which 4 no. copies are enclosed:

- Planning Application Forms, Certificates & Covering Letter
- Proposed Plans
- Design and Access Statement (incorporating Parking Provision & Refuse Disposal Details)
- Planning Statement (incorporating Economic Statement, Affordable Housing & Planning Obligations Statement)





- Statement of Community Involvement
- Visual Impact Assessment
- Landscape Strategy Plan
- Landscape Maintenance Plan
- Arboricultural Impact Appraisal and Method Statement
- Extended Phase 1 Habitat Survey
- Reptile Presence/Likely Absence Survey Report
- Bat Survey Report
- Archaeology and Heritage Assessment
- Preliminary Ground Investigation and Assessment
- Noise and Vibration Assessment
- Flood Risk Assessment
- Foul Drainage Report
- Utilities Report
- Sustainability/Energy Statement
- Transport Assessment
- Travel Framework Plan

I trust the enclosed is sufficient to enable you to formally register the applicant and if you have any queries, please get in touch. I look forward to discussing the application with you in due course.

Yours sincerely

A handwritten signature in black ink that reads 'J. S. Heppell'.

JEREMY HEPPELL
Associate Director

For and on behalf of WYG

Encs 4 no. hard copies of application documents

cc Linden Homes Southern



Our Ref: JH/pt/HL12008

15th August 2014

Daphney Hayward
Development Management
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

Dear Daphney

**LAND TO THE NORTH OF BARTON'S ROAD, HAVANT
SUBMISSION OF PLANNING APPLICATION**

Further to our recent pre-application discussions I am pleased to enclose a full detailed planning application for the development of the above site comprising demolition of the existing buildings and the erection of 55 dwellings together with access, landscaping, car parking and open space on behalf of my client Linden Homes Southern.

Enclosed within this letter is a cheque for £29,436-00 being 150% of the normal application fee because the northern part of the site falls within East Hampshire District Council. I can confirm an identical copy of the application has been sent to Mark Webb at East Hampshire District Council.

The following plans and documents make up the full detailed planning application submission of which 4 no. copies are enclosed:

- Planning Application Forms, Certificates & Covering Letter
- Proposed Plans
- Design and Access Statement (incorporating Parking Provision & Refuse Disposal Details)
- Planning Statement (incorporating Economic Statement, Affordable Housing & Planning Obligations Statement)





- CIL Form
- Statement of Community Involvement
- Visual Impact Assessment
- Landscape Strategy Plan
- Landscape Maintenance Plan
- Arboricultural Impact Appraisal and Method Statement
- Extended Phase 1 Habitat Survey
- Reptile Presence/Likely Absence Survey Report
- Bat Survey Report
- Archaeology and Heritage Assessment
- Preliminary Ground Investigation and Assessment
- Noise and Vibration Assessment
- Flood Risk Assessment
- Foul Drainage Report
- Utilities Report
- Sustainability/Energy Statement
- Transport Assessment
- Travel Framework Plan

I trust the enclosed is sufficient to enable you to formally register the applicant and if you have any queries, please get in touch. I look forward to discussing the application with you in due course.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J. S. Heppell'.

JEREMY HEPPELL
Associate Director

For and on behalf of WYG

Encs 4 no. hard copies of application and Cheque for planning application fee

cc Linden Homes Southern