

DN/Bellway/Former Barncroft Infants School Site /RM Submission

18th July 2014

Planning and Development
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

Bellway Homes Limited
Wessex
Bellway House
Embankment Way
Castleman Business Centre
Ringwood
Hampshire
BH24 1EU

Telephone 01425 477 666

Fax 01425 476 774

DX 45710 Ringwood

www.bellway.co.uk

Dear Sir or Madam,

Re: Reserved Matters Approval for Layout, Scale, Appearance and Landscaping Reserved Matters and Discharge of Conditions for 34 Dwellings, Open Space, Associated Roads and Parking at the Former Barncroft Infants School, Barncroft Way, Havant, PO9 3AG - by Bellway Homes Ltd (Wessex).

Please find enclosed a Reserved Matters Submission for the above development submitted via the Planning Portal (Ref: PP03537758).

This letter is accompanied by the following:

- A completed planning application form,
- Tetlow King Full Planning Drawings Pre-fixed BELL140421 as per the attached Drawing Issue Sheets,
- Tetlow King Design and Access Statement BELL140421 July 2014,
- Barrell Tree Consultancy Arboricultural Impact Appraisal and Method Statement 14230-AIA-CA 10 July 2014-07-18,
- Hilary Martin Landscape Proposals, Specification and Management Plan incorporating Ecological Enhancement Measures (Drawing No. ID593.01B dated 07-14),
- Bellway Homes Statement of Community Involvement,
- Bellway Homes Construction Management Plan, and
- Bellway Homes Schedule of Conditions Proposed to be Discharged.

A payment of £13,090.00 for the application fee will be sent to the Council under separate cover.

This letter is to be read in conjunction with the planning application because it includes information in support of the proposed development (including Planning and Affordable Housing Statements).



www.carbonbeltsolutions.com
Pots Priat (UK) Reg. No. 2105

Registered Office: Bellway Homes Limited, Seaton Burn House, Dudley Lane, Seaton Burn, Newcastle upon Tyne, NE13 6BE. Registered in England Number 670176

Bellway Homes Limited is a member of the Bellway p.l.c. Group of Companies

Please note that Steve Weaver has been dealing with this matter to-date and officer continuity would be appreciated during this RM decision stage.

The Proposed Development

Reserved Matters approval is sought for Layout, Scale, Appearance and Landscaping details.

These Reserved Matters submissions seeks to deliver 34 No. mixed size and tenure 2 storey houses accessed from Barncroft Way. The proposals include a replacement school footpath routed along the north edge of the site, a linear form of development with entrance marking houses leading in from Barncroft Way, a small courtyard of houses in the NW corner of the site and a cluster of family houses overlooking an area of Open Space in the SW corner of the site.

Discharge of Conditions

The attached schedule indicates that a number of the conditions (3-4, 6-10, 13-17, 19 and 22) of the OL PP are proposed to be discharged in conjunction with this Reserved Matters Submission (a strategy agreed with Mr S. Weaver of the Borough Council during the preapplication process).

Relevant Planning History and Pre-application Process

Outline planning permission was granted for the erection of 38 dwellings on two parcels of Hampshire County Council land (34 with access off Barncroft Way and 4 with access of Park Lane) on 26.06.2013 (LPA Ref:APP/11/01082). The only detailed matter submitted / approved was the access arrangements. Illustrative material was submitted to demonstrate how the quantum of development could fit on each site but that was not prescriptive.

Bellway Homes seek Reserved Matters approval on the larger 0.89 Ha parcel of land. The smaller parcel remains in Hampshire County Council ownership.

The applicant has undertaken pre-application discussions with the Council about these detailed submissions and has consulted local residents in accordance with the Havant Borough Council OL PP committee resolution. A Statement of Community Involvement is submitted with this letter which confirms the nature of the dialogue, issues arising and subsequent design responses.

The pre-application process concluded with acknowledgement by officers that the revised sketch layout was, in general, supported, subject to the various issues being addressed.

These submissions have addressed those issues by including appropriately designed dwellings and boundary treatments (brick walls and estate fencing) on the quasi-public footpath frontage and clarification of the boundary treatments (1.8m fencing) to the rear of the adjacent residential properties in Ashley Close and revised garage siting to maximise private amenity.

Affordable Housing Statement

The number, mix, size, design and location of the proposed affordable houses are confirmed in the Tetlow King Drawings BELL140421: SL01 (Site Layout), AHL01 (Affordable Housing Layout), P.9-10.e and p, P.21-22.e and p, P.23-26.e and p and the Design and Access Statement.

10 No. affordable dwellings are proposed in a range of sizes and tenures as follows: 1 No. 1-Bed, 2 No. 2-Bed and 2 No. 3-Bed affordable rent and 1 No. 1-Bed, 2 No. 2-Bed and 2 No. 3-Bed shared ownership houses. 6 of the AH units would be located in the NW courtyard and 4 of the AH units would be located in pairs each side of the entrance road - giving a good geographical distribution on site. All of the dwellings are shown to be designed to the same high standard (i.e. would be 'tenure blind') and would comply with local internal space standards.

Preapplication discussions concluded with an e-mail response 20 May 2014 from Mrs Watson-Cowen that the distribution and mix of house type and tenure of the affordable units was now much better. The parking arrangements work better and the affordable dwellings would blend in with the market housing. Mr Weaver reaffirmed this in an e-mail 16 June 2014.

The proposed 10 No. AH units would be 0.2 unit under the 30% minimum requirement of policy CS9 of the adopted Havant Borough Core Strategy 2011. It has been agreed in preapplication discussions with the Council's Housing Enabling Officer (e-mail response 20 May 2014) that a £14,882.26 payment in lieu would address this matter. The payment will be secured through a Deed of Variation to the OL S106.

Planning Statement – Policy Context

The development plan currently comprises the adopted Havant Borough Core Strategy, 2011 and the saved policies of the Havant Borough District Local Plan 2005.

The most relevant policies of the Saved Local Plan are as follows:

- R17 (Playing Space Related to New Housing Development) – provision for children's play space and playing fields and courts in accordance with NPFA (2.4 Ha /1000) standard.

The relevant Core Strategy policies are as follows:

- CS1 (Health and Wellbeing) – permits development with suitable provision of open space, cycling links etc.
- CS7 (Community Support and Inclusion) – permits development where community and stakeholder engagement and educational and training improvements have been included.

- CS8 (Community Safety) – permits development where natural surveillance, well-lit routes and defensible space are included.
- CS9 (Housing) – permits development that delivers 30-40% affordable housing on sites of 5+ dwellings (gross), distribute AH to create small groups not concentration, density to take into account accessibility and local character and provision of a mix of dwelling types, sizes and tenures 65-70% of affordable homes should be social rented with the remaining 30-35% for affordable home ownership. A mix of dwelling types is sought informed by up-to-date housing need. Private market housing is likely to be led by market demand.
- CS14 (Efficient Use of Resources) – permits development subject to adequate space for waste management infrastructure and Code for Sustainable Homes Level 3.
- CS15 (Flood and Coastal Erosion Risk) – permits development with, inter alia, no net increase in surface water run off, incorporating Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless proven inappropriate. Where SuDs are provided arrangements must be put in place for their whole life management and maintenance.
- CS16 (High Quality Design) – permits development that is designed to a high quality with a positive response to local context (landscape, townscape and local amenity), a positive response between buildings and spaces including reduced vehicular traffic dominance.

The Havant Provision and Improvement of Playing Space for New Housing Development SPG, 2004 explains that there are minimum sizes of developments below which the Council will not normally accept provision on-site. In this case contributions to off site play space have been agreed at the OL stage.

The Havant Borough Council Design Guide SPD, 2011 provides design guidance pursuant to policy CS16 of the Core Strategy. It encourages place making, perimeter development and has guidance on more detailed layout matters like separation distances and parking arrangements. As the attached Design and Access Statement confirms the submission layout and detailed design approach recognises and responds positively to place making and contextual design objectives. The proposed layout is policy compliant in relation to separation distances and minimum garden lengths.

The Council's *CIL* charging schedule document was approved 20 February 2013, with implementation from 1 May 2013 effecting applications permitted on or after 1 August 2013. It has not been applied to this site by the Council because the application was determined prior to the *CIL* effective date.

The proposed submissions would be policy compliant and there have been no *material changes in circumstances* that would indicate anything other than a decision based on the NPPF paragraph 14 *presumption in favour* of sustainable development. For decision-taking this means approving development proposals that accord with the development plan, such as this, without delay.

Planning Statement – Considerations in Support

These reserved matters submissions are supported by a Design and Access Statement that clarifies the rationale for and detail of the proposed design approach and demonstrates that the proposed details of this development would be a positive response to the local context and site constraints.

Layout

The proposed layout differs from the illustrative OL submission but that was not definitive. The key difference is that the access road runs more centrally through this triangular shaped site rather than along the northern edge as previously illustrated. This enables a more active link to be created between some of the northernmost proposed new houses and the replacement school footpath so that for the main periods of time, outside of the morning and afternoon school use, their would be good surveillance and residents using sections of the footpath for access to their houses and gardens. The change also enables a more continuous street frontage to be created along the main estate road which is more typical of adjoining roads and houses (rather than a small number of houses broken up by cul-de-sacs). Shallower plan / wider frontage dwellings (Plots 5 and 31), gables (Plots 1, 4 and 6), planting zones and 2 porch designs are proposed along the main estate road to ensure visual interest and variety.

Scale and Appearance

The proposed dwellings would be two storey houses with simple predominantly gabled roof forms. The dwellings would be domestic in scale and four square with the prevailing character of the terraced and semi-detached houses nearby.

Most of the nearby houses are mass-produced, simply executed dwellings finished in brick or render with concrete tiled roof forms and very little 3-dimensional modeling. The proposed houses will be finished in buff brick to the entrance road and red brick to the courtyard houses. Tiles will be plain in style and either slate grey in colour or brown. 3D modeling will be provided by entrance porches, bays on key facades (strategically located through the layout at the site entrance, on the corners and footpath facades) and via a corbelled eaves detail. Windows would have sub-divisions to provide some further visual interest too.

In this way the proposed scale and appearance would acknowledge and enhance the local context and would result in a good quality development of the site.

Landscaping and Trees

There are a number of trees on the site as would be expected from land last used as a school. None of the trees are protected by a preservation order. Most are on the perimeter including a prominent London Plane (AIA T3) on the Barncroft Road frontage which is to be retained as a feature of the site entrance. The adjacent Hooks Row is also heavily treed and provides a visual and physical break between the site and the existing houses to the south.

Several smaller trees are to be removed for sound arboricultural reasons and to facilitate the approved quantum of development permitted at the outline stage. A leaning and maturing London Plane (AIA T17) located between the School and the rear of proposed Plot 18 is also included in the facilitation works as it is not compatible with a residential garden. Significant visual and ecological compensation in the form of new tree planting, including 3 Oak trees, in the open space area would more than compensate for these removals and provide some succession planting.

Ecology

The Extended Phase I Ecological Assessment and Habitat Survey by RPS (Ref: JSL1786 Rev1 25.01.11) identified that the majority of the site had a low ecological value due to the nature of the previous development and grounds maintenance regimes and hence that the development would have negligible ecological impact subject to:

- Enhancement of the habitats on site to encourage wildlife.
- Protection of the boundary features and maintenance of dark corridors (without any artificial light spill) to avoid impacting on the potential for foraging bats.
- At least two bat boxes should be fitted in appropriate locations within the new development.
- Habitat identified as suitable for nesting birds should only be removed outside of the bird nesting season (normally March-August inclusive).
- In order to enhance the site for nesting birds, it is recommended that a few different types of nest boxes are installed in appropriate locations across the site.

These submissions are accompanied by a Landscape Proposals Plan (ID593.01B) that includes the locations of 3 No. Bird Boxes and 3 No. Bat boxes and identifies native shrub mix planting in the proposed SW corner open space and native hedgerow planting to the southern, front and northern perimeter of the site. This would improve habitat and provide site enhancements for bat and bird species.

Parking

The proposed development would provide 1 dedicated parking space per 1-bed dwelling, 2 spaces per 2-3 bed dwellings and 3 spaces per 4 bed dwelling. 4 no. dedicated visitor spaces are proposed and there would be some room on road for other occasional parking. The proposed garages would be 3x6m internally. The proposed parking would thus be compliant with local policy requirements.

Impact on Neighbouring Amenity

The site is located; to the east of a school, north of a treed open space and, to the west, behind a 20m deep treed open space beside a main road. The only residential amenity impact that needs to be assessed is in relation to the existing houses to the north of the site.

There would be generous spacing between the proposed new houses and the existing homes to the north (30m between the side of Plot 22 and the rear of 5-8 Ashley Close, 30-32m between the fronts of Plots 23-24 and the rear of 1-4 Ashley Close and 19-30m between the north side of Plot 34 and 14-20 Barncroft Way). These distances, proposed new tree planting and the secondary nature of the proposed north facing first floor accommodation (second windows to Beds 1-2 and stairwell window to Plot 22, second window to Bedroom 1 and obscure glazed bathroom window to Plots 23-24 and single en-suite window to Plot 34) would ensure there would be no harmful loss of privacy to any of the neighbouring dwellings to the north. Similarly the generous spacing and compact nature of the proposed Field Maple tree planting on the north boundary would ensure that there would be no harmful shading of these same dwellings.

Following discussions with the Head Teacher and Chair of Governors of the Barncroft Primary School, the west boundary to the rear of the proposed new dwellings will be demarcated by a 2.4m fence rather than standard 1.8m fence. This will ensure mutual privacy between the school play area and the proposed new houses and also a better degree of noise attenuation to the latter.

For these reasons there would be no harmful impacts on adjoining development and compliance with The Havant Borough Council Design Guide SPD, 2011.

Other Technical Matters

Finished floor levels and drainage details remain to be submitted as the two are inter-dependant and the final drainage solution is being resolved. This will be resolved via a separate Discharge of Conditions application.

SI06

A Deed of Variation has been drafted to disaggregate the RM site from the smaller land parcel still in Hampshire CC ownership and to provide a mechanism for the AH contribution in lieu of a partial unit. The Applicant will pursue this matter in parallel to the RM process.

Conclusion

It is hoped that the nature of the proposed development is clear, that you have sufficient information to validate and register this submission and that the Council can come to a timely and positive decision about these detailed submissions.

If you have any questions or require any clarification, however, please do not hesitate to contact me.

Kind regards.

Yours faithfully,



David Nash

BA (Hons) Dip (Urban Design) MRTPI
Planning Manager

Enc's Listed above.