



Linden Limited t/a Linden Homes Southern and Ankers & Rawlings Developments

Havant Retail Park, Bedhampton

Planning & Housing Statement

March 2013

The Loft, St Clairs Farm, Wickham Road, Droxford, Hampshire SO32 3PW

Tel: 01489 872929

Email: planning.southampton@wyg.com



Document Control

Project: Havant Retail Park, Bedhampton

Client: Linden Limited t/a Linden Homes Southern and Ankers & Rawlings
Developments

Job Number: HL11008

File Origin: Data/2011/HL11008/Planning Application

Document Checking:

Prepared by: Paul Thomas	Signed: PT
--------------------------	------------

Checked by: Jeremy Heppell	Signed: JH
----------------------------	------------

Verified by: Jeremy Heppell	Signed: JH
-----------------------------	------------

Issue	Date	Status
1	04.02.2013	Draft v1
2	07.03.2013	Draft v2
3	12.03.2013	Draft v3
4	14.03.2013	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 & Housing Statement forms part of a full planning application seeking planning permission for the redevelopment of Havant Retail Park in Bedhampton. The application is submitted on behalf of Linden Homes t/a Linden Homes Southern and Ankers & Rawlings Developments. The site is currently identified within the Council's Draft Local Plan (Allocations) Document under reference H80 for a mixed use development with a residential element comprising 33 dwellings.
- 1.2 The application proposes the demolition of the existing buildings on site and the erection of 86 dwellings and a acoustic barrier together with associated open space, landscaping and car parking.
- 1.3 The submitted planning application is comprised of the following documents and plans:
- Planning Application Forms, Certificates & Covering Letter
 - Proposed Plans
 - Topographical Survey
 - Design and Access Statement
 - Landscape Maintenance & Strategy Plan
 - Planning & Housing Statement
 - Air Quality Assessment
 - Extended Phase 1 Habitat Survey
 - Flood Risk Assessment
 - Ground Investigation Report
 - Noise Exposure Assessment Report
 - Statement of Community Involvement
 - Highways Statement
 - Arboricultural Impact Appraisal and Method Statement
 - Marketing Report



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 extensive 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 site is located within Havant, the principal settlement of the Borough and lies to the south of Portsdown Hill Road, approximately 1.2 miles to the west the town centre. The A3(M) lies to the west of the site with access to Junction 5.
- 2.2 The site comprises previously developed land which extends to approximately 2ha in area. The site is currently features two units with associated car parking. Unit 1 (3,232sqm) is occupied by AMF Bowling (sublet by BHS Properties Ltd) and Unit 2 (2,987sqm) is occupied by Homebase.
- 2.3 Unit 1 is considered to comprise a D2 use with the 25 year lease expiring on 28th September 2013. Unit 2 is considered to comprise an A1 use with the 25 year lease expiring on 11th August 2013. Both units benefit from shared car parking provision for approximately 300 vehicles.
- 2.4 The site is set within an embankment with mature vegetation and trees to the western, eastern and southern boundaries. The northern boundary features mature vegetation together with a direct access onto Portsdown Hill Road. Residential properties lie to the north and east of the site.
- 2.5 In terms of surrounding land uses, the area is characterised by residential properties with the exception of the Travelodge and Beefeater Restaurant which lie immediately to the south of the site.



Description of Development

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

- Demolition of the existing buildings
- 86 dwellings
- Provision of acoustic fencing to western boundary
- 199 no. parking spaces in accordance with the Council's maximum standards
- Improvements to the existing site access
- Provision of 0.06ha of open space



3.0 Relevant Planning History

- 3.1 The site has been subject to a number of planning applications for open storage and advertisement consents which have not been detailed here. The most relevant planning applications are detailed below.
- 3.2 21982/8 – Erection of 2 retail units with associated offices, garden centre and car parking (total gross floor area 6,730sqm)(including garden centre of 830sqm) plus mezzanine area (staff, plants and storage) equating to 287sqm – Outline Permission Granted at appeal 10/12/1987
- 3.3 91/50178/13 – Change from retail to leisure (28 lane ten pin bowling alley including ancillary bar and food services, pool tables and a video games area – Phase I and Quasar (Laser Space Game) – Phase II) – Full planning permission granted for Unit 1 on 12/12/1991
- 3.4 97/50178/021 - Change of use of part of existing retail store (Use Class A1) to child activity centre (Use Class D2) including ancillary retail and refreshment area - Full planning permission granted for Unit 2 on 18/12/1997
- 3.5 97/50178/022 - Change of use from part of existing retail store (Use Class A1) to Leisure Activity Centre with Retail Unit and Construction of new Mezzanine flooring within the building, a rooflight addition to its roof and an external dry ski slope addition (with enclosed skate park beneath) at its eastern end – Full planning permission granted for Unit 2 on 18/12/1997
- 3.6 It is relevant to note that the two 1997 planning permissions were never implemented and Unit 1 is occupied by AMF Bowling and Unit 2 is occupied by Homebase.



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 comprises the South East Plan (May 2009), the Havant Borough Core Strategy (2011) and the Saved Policies of the Havant Borough District-Wide Local Plan (September 2005).
- 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 a requirement that Local Planning Authorities positively seek opportunities to meet the development needs of their area (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 Paragraph 19 advises that significant weight should be placed on the need to support economic growth through the planning system.
- 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. 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)”.
- 4.8 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.
- 4.9 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.
- 4.10 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.



- 4.11 Paragraph 70 states that planning decisions should guard against the unnecessary loss of valued facilities and services, particularly where these would reduce the community's ability to meet its day-to-day needs.
- 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.

South East Plan

- 4.19 The Localism Bill received Royal Assent 15 November 2011, becoming an Act. With this the Government is due to revoke the Regional Spatial Strategies, but this is subject to the outcome of Strategic Environmental Assessments and will not be undertaken until the Secretary of State and Parliament have had the opportunity to consider the findings of the assessments. The Secretary of State is to shortly present to Parliament an order revoking the South East Plan.
- 4.20 At the time of writing however the South East Plan remains part of the development plan for the purposes of determining planning applications.
- 4.21 Whilst not set out in detail here the Applicant has had full regard to the policies of the SEP whilst developing proposals for the site.

Havant Borough Core Strategy (March 2011)

Development within the Urban Area

- 4.22 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.



Loss of Community Facilities

4.23 Policy DM2 of the Core Strategy states that proposals involving the loss of premises currently used as a community facility will only be permitted where both these criteria can be met:-

- a marketing exercise has demonstrated that the premises are no longer viable for their current use or an alternative community use
- the facility is no longer required by the community or there is a new facility available for the community to use

Design

4.24 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.

Housing

4.25 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.

4.26 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. This threshold applies to developments on sites of 5 or more dwellings, unless a lesser requirement has been justified on viability grounds.

4.27 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.



Landscaping

- 4.28 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.

Noise

- 4.29 Policy CS16 outlines the Council's requirement for High Quality Design and states that development should not cause unacceptable harm to residential amenity in terms of noise. Policy DM10 deals with the forms of pollution, including noise and air, that can result from locating sensitive uses next to potential sources of pollution.

Access

- 4.30 Policy DM11 requires development proposals to ensure that no adverse impact on highway safety arises as part of the development.

Developer Contributions

- 4.31 Policies CS21 and DM12 set 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.

Saved Policies of the Havant Borough District-Wide Local Plan (September 2005)

- 4.32 Policy R17 states that housing developments for more than 5 dwellings will only be permitted provided they make provision for children's play space, playing fields and courts in accordance with NPFA standards. A financial contribution in lieu of on site provision is acceptable where the amount of open space generated by the development is too small or it would be inappropriate to justify provision as part of the development.



Supplementary Planning Documents

Housing (July 2011)

- 4.33 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)

- 4.34 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)

- 4.35 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

Other LDF Documents

Site Allocations DPD

- 4.36 The site is currently identified within the Council's Draft Local Plan (Allocations) Document under reference H80 of Policy HB3 for a mixed use development with a residential element



comprising 33 dwellings.

4.37 The supporting text to the policy states:

"Havant Retail Park (H80) is a brownfield site next to the A3(M). It is currently occupied by a bowling centre and a DIY superstore. The bowling centre is a well used community facility, particularly by young people. Any development proposal for housing on the site will need to retain the bowling centre, or provide an alternative community facility."



5.0 The Case for Granting Planning Permission

5.1 There are five main material considerations to take into account assessing the merits of the proposed development. These are:

- (i) Contribution to Housing Land Supply
- (ii) Emerging LDF
- (iii) Loss of AMF Bowling
- (iv) Loss of Employment
- (v) New Homes Bonus

Each of these matters will be considered in turn.

Contribution to Housing Land Supply

5.2 The NPPF requires Local Planning Authorities to significantly boost their supply of housing. The Council's latest Annual Monitoring Report (AMR) states that the Council has a five year supply of housing. However the Housing Trajectory Graph within the same report suggests the Council are currently behind on their housing delivery until 2015/16, taking into account residual requirements from previous years' shortfalls.

5.3 The AMR also states that the Council may have to positively consider a speculative planning application for a residential development of a currently unallocated site. The proposed development provides an additional 53 dwellings over and above the current draft allocation of 33 dwellings and therefore provides a significant windfall which contributes positively to the Borough's housing supply which could enable the Council to resist potentially inappropriate development elsewhere within the Borough.

Emerging LDF

5.4 The Council have published their Pre-Submission Draft Local Plan (Allocations) document which was out to public consultation until 22nd January 2013. The next stage will be to submit the document to the Secretary of State.



- 5.5 This document re-confirms the site's location within the urban area and allocates the site for a mixed use development (under Reference H80 of Policy HB3) comprising 33 dwellings and retention of AMF Bowling. In the event AMF Bowling cannot be retained, alternative community provision is sought.
- 5.6 An analysis has been undertaken of how realistic the proposed mixed leisure and residential development is. Because AMF is on the western edge of the site and the site is accessed from the east, the access to the leisure unit will inevitably pass through the new houses. Furthermore, because the car park and entrance to AMF are on its eastern side and cannot physically be moved to the western side because the building sits so close to the A3(M), customer activity will be focussed in the area abutting the new houses. Third, the demolition of Homebase would create a gap through which noise would leak from the A3(M), the only solution being an unsightly noise barrier as the gap thus created does not lend itself to a barrier block as is proposed in the current planning application.
- 5.7 Consequently, a mixed leisure and recreational use would be likely to create ongoing noise and disturbance problems, from a variety of sources, which would affect future residents and potentially constrain the functioning of AMF. It is concluded that the mixed use development envisaged by draft Policy HB3 is unrealistic, and that if the site is to come forward for housing, it must come forward in its entirety.
- 5.8 The proposed development seeks to deliver 86 residential units with a commuted sum (secured via a Section 106 Agreement) to enable the provision of an alternative community facility (likely at Bidbury Mead). Discussions with the Council regarding the alternative community provision will continue during the determination of the planning application and in close liaison with other consultees.
- 5.9 Although only limited weight can be given to the Pre-Submission Draft Local Plan (Allocations) in the determination of the planning application at this stage, it is considered the proposed development fully accords with the emerging LDF.



Loss of AMF Bowling

5.10 In a letter to Sally Smith dated 26th November 2012, AMF Bowling confirmed that they are highly unlikely to seek to renew their lease which expires in Autumn 2013 as the current facility at Havant Retail Park does not fit into their business model or multi user parks. It is important to recognise that AMF Bowling would cease operating on the site irrespective of this planning application submission.

5.11 Given that AMF Bowling is a subregional facility with a wide catchment area, serving the whole borough and beyond, we believe it is a town centre use rather than the kind of local facility envisaged for protection in the National Planning Policy Framework. Nevertheless the Council consider it necessary for the applicant to satisfy Policy DM2 (Protection of Existing Community Facilities and Shops) of the Havant Borough Core Strategy, which states;

"Development proposing the change of use or loss of any premises or land currently or last used as community services and facilities, including local shops, will only be permitted where both the following criteria can be met:

1. *It has been demonstrated, through an active marketing process that the premises or land are no longer viable for their authorised use or any other use which would provide a beneficial facility to the local community.*
2. *The facility is no longer required for a community use or that there is an easily accessible existing or new facility for the community it is intended to serve."*

5.12 In relation to criterion 1, an active marketing process has been undertaken by Lambert Smith Hampton on behalf of the landowner which demonstrates that the current uses of the site are no longer viable. Lambert Smith Hampton have approached other leisure business, who have stated they are not interested in the site, and have recently placed an 'open' advertisement in the Estates Gazette advertising the upcoming leisure vacancy. The



marketing process is explained in detail within the Marketing Report submitted in support of the planning application.

- 5.13 As mentioned above, it is the Applicant's intention to pay a commuted sum towards alternative community provision (most likely at Bidbury Mead) the exact details of which will be agreed with Officers of the Council during the determination of the planning application. It is considered, subject to an appropriate Section 106 agreement, that criterion 2 is satisfied.

Loss of Employment

- 5.14 Policy DM3 (Protection of Existing Employment and Tourism Sites) of the Havant Borough Core Strategy seeks to resist the loss of "B" Use Class employment sites and Tourism Sites. The current uses on the site do not fall within the "B" Use Classes and are not a Tourism Use and therefore this policy is not applicable to the proposed development.
- 5.15 Whilst the loss of jobs from Homebase and AMF Bowling is regrettable, it is inevitable given that neither Homebase nor AMF Bowling are proposing to renew their leases when they expire in Autumn 2013. Thus the commercial use of the site will cease, irrespective of the outcome of this planning application.

New Homes Bonus

- 5.16 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.
- 5.17 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.



- 5.18 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, Havant Borough Council will benefit from a NHB payment of approximately £546,912 from this development 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

Housing Mix

- 6.2 The proposed development seeks to deliver 86 residential units comprised of the following mix:

- 1 bed – 9 units (10.5%)
- 2 bed – 28 units (32.5%)
- 3 bed – 24 units (27.9%)
- 4 bed – 21 units (24.4%)
- 5 bed – 4 units (4.7%)

Trees

- 6.3 An Arboricultural Impact Appraisal and Method Statement have been prepared by Barrell Tree Care. The accompanying Tree Protection Plan submitted with this report sets out the necessary tree protection measures required in order to ensure that there are no adverse impacts upon existing trees on, or adjacent to, the site.

- 6.4 The proposal will result in the loss of some B and C category trees, however these trees are not considered to make a significant contribution to the visual amenities of the surrounding area. A comprehensive landscaping strategy has been prepared which will result in significant new tree planting in association with the proposed development.

Air Quality

- 6.5 An Air Quality Assessment incorporating detailed dispersion modelling has determined that the site is suitable for residential use and that the National Air Quality Objectives are not exceeded at any existing or proposed residential receptor location. The methodology used



for this study was agreed with Environmental Health Officers at the Council.

Ecology

- 6.6 An Extended Phase 1 Habitat Survey was undertaken in January 2012 which confirms that there are no overriding constraints to development. There were no protected species present on the site, largely as a result of the extent existing hard standing and built form. There is a potential badger sett near to the site and appropriate construction mitigation measures have been suggested.

Energy & Sustainability

- 6.7 The proposed development will be mindful of its environmental impact through informed design, both in the site layout and the construction of the dwellings. This includes seeking to minimise waste and energy use; reduce water loss; and maximise the efficiency of construction. These will comprise:

- Traditional construction techniques utilising traditional materials will provide thermal mass benefits and improve air tightness with an avoidance of thermal bridging and effective sealing of cavities and service pipes;
- A/A* rated appliances, energy efficient lighting and high efficiency condensing boilers will be installed within the dwellings;
- The use of natural materials will be responsibly sourced therefore providing development which meets the needs of the present without compromising the future generation's ability to meet their own needs;
- The use of double-glazed windows and appropriate wall and roof insulation will minimise the loss of heat from the dwellings;
- The consumption of water will be reduced by the inclusion of dual flush toilets, flow restrictors on taps and showers, and through the use of water efficient washing



machines and dishwashers.

- All dwellings will be built to Code for Sustainable Homes Level 3 in accordance Policy CS14 of the Havant Borough Core Strategy, or if more onerous, the prevailing building regulations at the time of construction.

Flood Risk & Drainage

- 6.8 A Flood Risk Assessment Report has been prepared and submitted in support of this application. The report has identified that the site is located within Flood Zone 1 and as such there is considered to be a low probability of flooding from tidal or primary fluvial sources. However, the NPPF maintains that the flood risk associated with the development must be managed and reduced. This is required not only to ensure that the development site remains at low risk, but also that the effects of the development do not exacerbate flood risk elsewhere. This relates particularly to other sources of flooding, such as the risk of flooding from surface water, pluvial and infrastructure.
- 6.9 In terms of drainage, the Environment Agency has advised that the surface water run-off should be controlled as near to its source as possible through a sustainable approach to surface water management. The site is partially located within the "Bedhampton & Havant Springs" groundwater Source Protection Zone and as such, any proposed scheme for the disposal of surface water drainage, should only include infiltration techniques within this area, where it can be ensured that no contaminants are also discharged (i.e. Highway & Car Park Drainage).
- 6.10 The site already discharges surface water to soakaways and an existing surface water sewer and it is proposed to utilise this existing infrastructure. The discharge to the existing surface water sewer will not exceed the existing peak discharge rates. On-site storage will therefore be provided as necessary, so that larger storm events can be catered for (i.e up to 1 in 100yr storm +30% allowance for climate change).



Foul Sewage

- 6.11 Consultation with Southern Water has confirmed that the existing sewer downstream from Bedhampton Road does not have sufficient capacity in order to accommodate the proposed development.
- 6.12 A Level 2 Capacity Check Report has been carried out by Southern Water which reveals that the “worst case” scenario will require the upgrade of 407 metres of existing sewage infrastructure within the vicinity of the site. The exact nature and extent of the required works will be determined through further consultation within Southern Water as part of the requisition process.

Geo-Technical

- 6.13 A Ground Investigation Report has been submitted in support of the planning application. Site investigations revealed that the ground conditions comprised a variable thickness of Made Ground overlying Chalk. The depth of Made Ground varied significantly across the site, with the deepest (5m+) present around the central southern portion of the site.
- 6.14 Some contamination of the soil in parts of the site was encountered and the report recommends appropriate remediation. This contamination is not considered to represent an insurmountable constraint to development. A catch fence will be installed at the base of the cliff face, as recommended, for safety reasons.

Landscape

- 6.15 A landscape maintenance plan and strategy plan has been submitted in support of the planning application. The landscape maintenance plan aims to:
- ensure the successful establishment and long term health of all soft landscape elements for the benefit of residents and the surrounding population.
 - maintain a crisp and tidy finish to all elements so creating a high quality



environment.

- maintain existing trees in a safe and healthy condition.
- To continue improvements into the future by thorough and creative management.

6.16 The accompanying Strategy Plan illustrates the landscape framework for the proposed development and sets out the proposed tree and hedge planting.

Noise

6.17 A thorough noise assessment of the site has been undertaken by the Applicant, including 3 separate periods of monitoring, totalling 16 days. The methodology used for these studies was agreed in conjunction with the Council's Environmental Health Officer.

6.18 The assessment demonstrates that an appropriate environment for future occupiers can be achieved without detriment to their amenity, subject to the following mitigation measures which have been embedded in the design:-

- The residential block proposed near the western boundary will act as a barrier block to control noise levels within the site
- A low level site boundary fence adjacent to the A3(M) to reduce noise transmission through the 'drive through' openings in the barrier block
- Very high performance glazing systems installed in the habitable rooms with a clear line of sight to the motorway
- Alternative means of ventilation provided in rooms facing the motorway (with the ventilation systems themselves to be noise controlled)

Open Space

6.19 The proposed layout makes provision for an area of amenity open space adjacent to the northern boundary, totalling 0.06ha in area. It is anticipated that the Council will seek in lieu contributions towards off-site open space. This would be in line with the Council's strategy (Open Spaces Plan Review, November 2012) which states "*It remains the case that sufficient amounts of most types of open space exist in the Borough. These are generally*



well distributed and accessible by the majority of residents and visitors. The original study found that, apart from a few exceptions, provision would best be improved by enhancing the quality and maintenance of existing open spaces and facilities rather than seeking to create more (see 1.05 above). The 2012 review has confirmed that this approach continues to inform the application of the Council's policy of securing open space improvements through developer contributions."

Highways

- 6.20 A Transport Assessment (TA) and Residential Travel Plan Framework (RTP) have been prepared by Bellamy Roberts in support of this planning application. The TA demonstrates that, having regard to the lawful use of the site, the proposed development would result in a net reduction in traffic movements to and from the site.
- 6.21 The Appendices attached to the TA demonstrate that the proposed development would not result in an adverse impact on highway safety and that refuse and emergency vehicles can safely access and manoeuvre within the site. The TA sets out proposed improvements to the Belmont Junction.
- 6.22 In summary, the RTP seeks to reduce the need to travel, promote alternative modes of travel and to promote linked trips. Because the development has not yet been completed, it is not possible to formulate a complete RTP. Accordingly, data from the 2001 Census has been used and a survey of residents will be carried out within 3 months of the final occupation of the development to establish a baseline against which future targets can be assessed against.

Marketing

- 6.23 A marketing report has been prepared by Lambert Smith Hampton to demonstrate the extensive marketing effort which has been made over the past 2¾ years. The report contains a log of all contacts with potential retail or leisure occupiers; a copy of the recent advertisement placed in the Estates Gazette together with a summary of responses received; a review of all possible leisure options for the site which have been explored,



including cinemas, health clubs, and drive through restaurants.

6.24 The Council has asked Lambert Smith Hampton to investigate the possibility of retaining a bowling facility on the site. AMF's letter setting out their intention to quit the site, and the reasons why, is included. Lambert Smith Hampton's approaches to other bowling operators are set out, including the reasons why these operators are not interested in the site. The only operator to express a theoretical interest would only take the site with a 'golden hello' and at a rental significantly below existing rent levels for bowling facilities, illustrating why a bowling facility in this location is not a viable proposition.

6.25 Lambert Smith Hampton's report concludes that over the past 2¾ years of marketing, not a single formal offer has been received for one of the units or for the whole site. The reasons for this are only partly recession-related, and are considered to have more to do with:-

- The perceived poor location, access and visibility of the site
- The recent influx of new, better located retail parks in the centre of Havant

In consequence it is concluded that the site does not have a viable future for leisure purposes.



7.0 Heads of Terms

7.1 As is noted in the foregoing section on policy, the adopted Core Strategy sets out affordable housing and infrastructure requirements under the following policies:-

- Policy CS9 – Affordable housing
- Policy CS21 – Developer requirements
- Policy DM2 – Reprovision of community facilities
- Policy DM12 – Transport infrastructure

7.2 Policy CS9 states that 30-40% affordable housing will be sought *"unless a lesser requirement has been transparently justified on viability grounds"*, whilst the supporting text to Policy CS21 highlights that *"the use of independent third party valuation expertise, at the developer's cost, may be required to find a negotiated solution to developer requirements"*.

7.3 Paragraph 173 of the National Planning Policy Framework explains that:

"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."

7.4 As it is unlikely that the full costs of affordable housing and infrastructure provision as set out in the Core Strategy will be met by this scheme, a detailed viability appraisal is being submitted in confidence to the Council, for independent assessment by the District Valuer's Office. Once the District Valuer's Office has assessed the viability of the scheme, the applicants will be in a position, in consultation with the Council, to confirm the level of infrastructure contributions and/or proportion of affordable housing which the scheme can deliver. These discussions will include the possible reprovision of a community facility in accordance with Policy DM2.



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 or SCI. Havant Borough Council's SCI was adopted in October 2006 and is currently undergoing a review.
- 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 Council's adopted policy, is set out in the accompanying Summary of Community Involvement prepared by Remarkable.
- 8.4 The draft proposals were presented at a pre-application with Officers on 18th October 2012. Following on from this meeting the proposals were discussed at a Development Consultation Form held on 17th January 2013.
- 8.5 In addition, a pamphlet explaining the potential residential development was sent to over 250 residents and stakeholders in the vicinity of the site. Residents and Stakeholders were invited to attend a Public Exhibition on 18th December 2012
- 8.6 A total of 43 individuals attended the exhibition which was held between 3:30pm to 8:00pm at Havant Rugby Club. Comments received following this public exhibition were taken on board and incorporated within the proposals which now form this planning application.



9.0 Summary and Conclusions

- 9.1 The proposed development accords with the National Planning Policy Framework and Havant's Development Plan and will deliver a sustainable residential development to meet the housing and economic needs of Eastleigh Borough.
- 9.2 The granting of outline planning permission for the development at this stage will contribute to housing land supply in Havant Borough in a manner which is consistent with the Development Plan.
- 9.3 It has been demonstrated that the site is no longer appropriate or viable for its current retail and leisure uses and that the proposed residential development of the site is acceptable.
- 9.4 The site is developable and deliverable, and it will contribute to meeting the housing needs of the area. A key benefit of the proposals is the provision of a significant financial contribution towards improving existing community facilities within the vicinity of the site.
- 9.5 The Government's "New Homes Bonus" scheme came into operation on 1 April 2011. The proposals will deliver 86 homes. At an average Council Tax Band D level, Havant Borough Council will benefit from a NHB payment of approximately £546,912 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 a significant contribution towards improvements of existing community facilities (most likely Bidbury Mead).

