

Planning Statement

Land at Strides (Manor) Farm and Copseys Nursery,
Havant

Iceni Projects Limited on Behalf of BDW Southampton Ltd &
Generator Group LLP

November 2012

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1. INTRODUCTION

- 1.1 This Planning Statement has been prepared in support of a hybrid, part outline, part detailed, planning application for the development of up to 191 residential dwellings, with associated accesses and ancillary community and recreational provision on land at Strides (Manor) Farm and Copseys Nursery, Havant. It should be noted that the Strides (Manor) Farm site is also commonly referred to as Manor Farm, but for the purposes of the Statement, is referred to as Strides (Manor) Farm. This is in accordance with the Council's description of the site in the Draft Allocations DPD. The application is submitted on behalf of joint applicants, BDW Southampton Ltd and Generator Group LLP, who respectively control the land at Strides (Manor) Farm and Copseys Nursery. Full details are submitted in respect of the Strides (Manor) Farm element of the site and all matters, apart from means of access, are reserved for future determination in respect of the Copseys Nursery part of the site.
- 1.2 The following documents are submitted in support of the hybrid application:
- Plans and drawings, including the hybrid Application Masterplan, prepared by AAP and Grafik;
 - Design and Access Statement, prepared by Luken Beck;
 - Statement of Community Involvement, prepared by Luken Beck;
 - Ecological Survey, prepared by Aluco Ecology;
 - Air Quality Report, prepared by Ardent;
 - Land Contamination Desktop Study, prepared by Ardent;
 - Flood Risk Assessment and Drainage Strategy, prepared by MJA;
 - Archaeological Desk Based Assessment, prepared by LP Archaeology;
 - Transport Assessment and Travel Plan, prepared by Vectos;
 - Energy Statement, produced by Icen Projects;
 - Sustainability Statement, prepared by Icen Projects;
 - Noise Impact Assessment, prepared by 24 Acoustics;
 - Report on Existing Open Spaces and Play Facilities, prepared by ACD;
 - Tree Report, prepared by ACD;
 - Landscape and Visual Impact Assessment, prepared by ACD;
 - Landscape Management and Maintenance Plan, prepared by ACD; and
 - Landscape Plans, prepared by ACD.
- 1.3 The joint applicant has engaged in on-going pre-application discussions with the community, the Warblington and Denvilles Residents Association and Havant Borough Council (the Council) throughout the preparation of the planning application. It has sought to keep all local

stakeholders well informed regarding the evolution of the plans for the site as an on-going process of community engagement. The full details of the community engagement process can be found within the supporting Statement of Community Engagement, but significantly, the joint applicant has held two public exhibitions, has addressed a public meeting held by the Warblington and Denvilles Residents Association and has presented its proposals to the Havant Council Development Control Forum on two occasions – 15 March 2012 and 11 October 2012. The feedback from each has formed part of the iterative design process that has resulted in the form of the proposed development submitted.

- 1.4 The joint applicant has also sought to engage fully with the plan making process in Havant, which recently resulted in the publication of the Draft Allocations Plan for consultation on 9 November 2012. The application site is identified within the Draft Allocations Plan as a deliverable residential development site, capable of accommodating a level of development broadly consistent with that proposed within the current application.
- 1.5 Section 2 of this report provides a summary of the site, its surrounding area and the form of the proposed development. Section 3 identifies the relevant planning policy context. Section 4 identifies and assesses the key planning considerations and Section 5 contains conclusions.

2. SITE BACKGROUND

- 2.1 This section provides a brief overview of the site and its surrounding area and confirms the nature and extent of the proposed development.

a) Site Description and Background

- 2.2 The application site covers an area of 9.2ha. The Strides (Manor) Farm part of the site covers an area of 4.4ha and the Copseys Nursery part of the site covers 4.7ha. Of the total area, 6.9ha comprises the residential development area, and 1.9ha comprising landscaped open space.
- 2.3 The site area includes the former nursery site and the agricultural fields to the south. The former nursery site contains several large glasshouses erected between the late 1960s to the 1990s, and includes an ancillary cold store, and a packaging/ office building. A large agricultural workers dwelling associated with the former nursery is located at the north of the site and is included within the development area.
- 2.4 The site is adjoined to the north, south and west by the existing residential area of Denvilles which comprises a mix of detached and semi-detached residential properties. The eastern boundary of the site immediately abuts open agricultural countryside. A railway line is located south of the site.
- 2.5 The former nursery area of the site contains a number of large nursery buildings that were historically used for horticultural purposes, but more latterly were used for the importation and distribution of fresh flowers from across the UK and continental Europe. The more industrial processes associated with the importation and distribution of fresh flowers is incompatible with the surrounding residential area. The large refrigerated heavy goods vehicles associated with the use resulted in complaints from the local community. Indeed, in 2002, the Council resolved to make a Traffic Regulation Order (TRO) to prohibit vehicles over 7.5 tonnes from using Fifth Avenue and Blenheim Gardens between 2300 and 0700 hours. The owner of the nursery has indicated that, partially as a result of this Order, the business became unviable.
- 2.6 The site is located approximately 1 mile from Havant Town Centre, with Warblington railway station located 400m from the site.

b) Description of Proposal

- 2.7 This hybrid application proposes the development of up to 191 residential dwellings with associated accesses and ancillary community and recreational provision. The development of the site would deliver a development density of approximately 20.8 dwellings per hectare

based on the full site area. The proposal includes the demolition of the existing nursery buildings and the single dwelling to the north of the Copses Nursery element. There is also some small scale demolition of structures on the Strides (Manor) Farm element.

- 2.8 The Strides (Manor) Farm element of the site, for which full details are provided, comprises the development of 91 residential dwellings and provision of 0.43ha public open space.
- 2.9 The Copseys Nursery element of the site, for which all matters are reserved, with the exception of access, is capable of accommodating 100 residential dwellings. This also includes an area of allotments, an allotment produce store and a large area of public open space. The existing agricultural workers dwelling, and buildings and structures contained within the site are to be demolished.
- 2.10 The mix of dwelling types to be provided on site is identified for the Strides (Manor) Farm element of the site, but is subject to determination at the reserved matters stage at the Copseys Nursery element. The hybrid Masterplan that accompanies the application provides the proposed and indicative dwelling mix for both areas of the site, which reflect both the need to achieve the efficient and effective use of land and respect the character of the surrounding area. The proposed residential development focuses on the provision of family dwellings.
- 2.11 The detailed and indicative dwelling mix proposed for the two elements of the site is:

Bedrooms	Strides (Manor) Farm (full)		Copseys Nursery (outline)		Total
	Open Market	Affordable	Open Market	Affordable	
1	0	6	0	0	6
2	0	18	7	11	36
3	12	8	27	19	66
4	38	0	22	5	65
5	9	0	9	0	18
Total	59 (65%)	32 (35%)	65 (65%)	35 (35%)	191

- 2.12 Details of the proposed access arrangements for the site are set out in the joint Transport Assessment, however in summary the development would connect to existing vehicular access points at Blenheim Gardens, Fifth Avenue, Hallett Road, and Glenleigh Park.
- 2.13 The site has good transport connections, with Warblington Railway 400m from the site, which provides services approximately every 10 minutes to Havant and Portsmouth to the west and Emsworth, Chichester and Littlehampton to the east. The No 27 bus runs along Southleigh Road (100m from the site), and links to Havant in the west to Emsworth and Southbourne in the east, with services every 30 minutes.

- 2.14 With regard to vehicular connections, the A27 is located nearby to the south, providing access to Emsworth and Chichester to the east, and Portsmouth and Southampton to the west. On the western side of Havant is the A3, which connects to London, and the wider South East to the north.

c) Planning History

- 2.15 The planning history of the site dates back to permissions for the erection of glasshouses and greenhouses in the late 1960s and early 1970s. Notwithstanding this, the planning history for the site is not considered to be directly relevant to the current application.

3. PLANNING POLICY CONTEXT

3.1 This section provides a summary of the relevant planning policy context at national, regional and local levels, and sets out how the proposed development accords with these proposals. Together these documents comprise the Development Plan for the Borough, against which the proposed development will be determined.

a) National Policy

i. National Planning Policy Framework (NPPF)

3.2 The NPPF was adopted by National Government on the 27th March 2012, replacing all previous National Policy Documents, including all Planning Policy Statements and Planning Policy Guidance Notes, as well as selected Circulars.

3.3 The primary objective of the National Planning Policy Framework (NPPF) is to increase delivery of sustainable growth and development. It is about delivering growth that is not to the detriment of future generations. This positive growth should perform an economic, social and environmental role and should be allowed to go ahead, without delay. The NPPF requires local development plans to take local circumstances into account and meet the objectively assessed development needs of an area.

3.4 Key objectives within the NPPF include:

- Acting as a proactive driver for the delivery of housing needs (paragraph 17);
- Provision of a 5-year housing land supply, including additional buffer (paragraph 47);
- A presumption in favour of sustainable housing development (paragraph 49);
- The need to deliver a wide choice of high-quality homes (paragraph 50);
- A plan for housing based on demographic trends (paragraph 50);
- Identifying a scale and mix of housing that the population will need over the plan period, taking into account migration and demographic change (paragraph 159); and
- Care and attention to viability and costs in the plan-making process (paragraph 173).

3.4 The NPPF is clear that “*housing applications should be considered in the presumption in favour of sustainable development*” (Paragraph 49).

b) Regional Planning Policy

i. South East Plan 2009

3.5 The South East Plan (SEP) was adopted in May 2009. Since the Coalition Government came into office in May 2010, it has repeatedly announced its intention to revoke Regional Strategies, such as the SEP. As such, while the SEP remains part of the Development Plan for Havant, the intention to revoke the document is a material consideration when determining applications.

3.6 Havant Borough forms part of the South Hampshire sub-region which is identified in the SEP as a growth area to absorb 80,000 homes during 2006 to 2026, which is linked to a projection in economic growth. The Borough is required to provide 6,300 dwellings in this period, equating to an annual average of 315 homes per annum.

c) Local Planning Policy

i. Havant Core Strategy DPD

3.7 The Council adopted its LDF Core Strategy, in March 2011. The Core Strategy sets out a series of strategic planning policies which are intended to guide the future of development in the Borough to 2026.

3.8 In due course, the LDF Core Strategy will be accompanied by a suite of other DPDs, SPDs and other planning guidance which will comprise the replacement Local Development Framework (or 'Development Plan'), including the Allocations DPD.

3.9 Policy CS1 (Health and Wellbeing) states that *'Planning permission will be granted for development which (inter alia):*

3. Creates, where necessary, new open spaces that are located within or close to housing developments, that is safe and accessible for children to play and contributes to the Borough's green infrastructure.

11. Contributes towards the doubling of existing allotment spaces by working with the council to retain provision and include proposals for new plots and/or community gardens in housing developments where appropriate throughout the Borough but especially in Hayling Island and north of Waterlooville.'

3.10 Policy CS13 (Green Infrastructure) also goes on to state that *'Development will be permitted that (inter alia):*

1. Maintains and manages the network of green infrastructure identified at the sub-regional and local levels.

2. Incorporates, where appropriate, improvements to existing green infrastructure through the restoration, enhancement or creation of additional resources.

3. Does not undermine the functional integrity of the green infrastructure.

4. Creates, where appropriate, new green infrastructure (including access management measures) either through on site provision or financial contributions.'

3.11 Policy CS9 (Housing) sets out a series of criteria which housing proposals must meet. It states that *'planning permission will be granted for housing proposals that will:*

1. Contribute to achieving a net total of 6,300 new dwellings between 2006 and 2026.

2. Deliver on average 30-40% affordable housing on sites of 15 dwellings (gross) or more and secure a suitable contribution, or on-site provision, equivalent to on average 30-40% on smaller housing developments between 5 and 14 dwellings (gross), unless a lesser requirement has been transparently justified on viability grounds.

3. Ensure mixed communities are created through the planned distribution and avoidance of a concentration of affordable housing.

4. Achieve a suitable density of development for the location, taking into account accessibility to public transport and proximity to employment, shops and services in addition to respecting the surrounding landscape, character and built form.

5. Provide a mix of dwelling types, sizes and tenures which help meet identified local housing need and contribute to the development of mixed and sustainable communities.

6. Provide accommodation for the ageing population in sustainable locations, taking account of the need to provide for a variety of care needs and flexibility to accommodate differing requirements of ageing care.

7. Contribute to achieving 450 extra-care dwellings between 2006 and 2026.

8. Ensure housing development is delivered in a phased manner with an appropriate proportion of previously developed land so as to avoid unnecessary development on greenfield urban extension sites.

3.12 Policy CS16 (High Quality Design) of the Core Strategy requires planning applications to be designed to a high standard, taking account of local context.

3.13 Policy CS17 (Concentration and Distribution of Development within the Urban Areas) states that *'Development will be permitted that makes the most effective use of land in the Borough by granting planning permission that (inter alia):*

- 1. Concentrates new housing, employment, retail, leisure and other development within the five urban areas of Havant, Leigh Park, Waterlooville, Emsworth and Hayling Island, as shown on the Proposals Map.*
- 2. Prioritises development on previously developed land, including redundant, derelict or underused land and buildings within the urban area.*
- 3. Broadly distributes the new housing and employment development in the five areas of the Borough as indicated on the Spatial Distribution Map (Key Diagram).'*

3.14 Policy CS20 (Transport and Access Strategy) states that *'Development will be permitted that:*

Is consistent with and contributes to the implementation of the 'Reduce, Manage and Invest' strategy; does not increase congestion and promotes better use of existing transport networks; provides transport management measures to ensure the safe and efficient operation of the strategic and local road network; ensures that highway design responds positively to the characteristics of the area and delivers a high quality public realm for all users; maintains or improves the range of transport modes accessible to the users of the development site with specific emphasis on public transport, including walking and cycling where appropriate.'

3.15 Policy DM3 (Protection of Existing Employment and Tourism Sites) states (inter alia):

'The change of use or development of land or premises currently or last used for B use class employment purposes to non-B use class employment will only be permitted where it has been demonstrated that the land or premises are not fit for purpose and financially unviable for B use class purposes. Where it is clearly demonstrated that the site is no longer suitable for B use class employment, other types of economic development should be considered in the first instance. These uses will be expected to provide employment opportunities of similar quality and quantity as those which previously existed. Only if another type of economic development cannot be found which provides

similar quality and quantity of employment opportunity, will other uses then be considered.'

- 3.16 Policy DM8 (Conservation, Protection and Enhancement of Existing Natural Features) states that:

'Development will only be permitted where it protects and enhances local habitats and landscape distinctiveness and which addresses all of the relevant criteria, namely: protects natural features of nature conservation and/or amenity importance on the site; sympathetically incorporates existing features into the overall design of the scheme including measures taken to ensure their continued survival; provides new landscape works that integrate successfully with the local environment and existing natural features and making provision for future maintenance of new landscape works.'

- 3.17 Policy DM11 (Planning for More Sustainable Travel) states that *'The Council will seek to ensure that every opportunity is taken to increase integration of sustainable travel modes.'*

- 3.18 Policy DM12 (Mitigating the Impacts of Travel) also states:

'New developments will be required to mitigate their travel impact, including the environmental impacts of travel (such as noise, air and visual pollution) and impacts on amenity, health and climate change. Adequate provision should be made for integrated and improved transport infrastructure or appropriate mitigation measures, through direct improvements and S106 contributions; a transport assessment and travel plan should be submitted with any planning application on proposals for major development or where a proposal is likely to have significant transport implications and explain changes to travel demand. A bond should be provided which will be used to mitigate negative travel impacts of the development, should the travel plan fail to achieve its targets to be held by the relevant local transport authority. In relation to outline planning applications, a framework for the preparation of travel assessments and travel plans will be submitted with the planning application proposals.'

- 3.19 Policy DM13 (Car and Cycle Parking on Residential Development) states *'Residential development will only be permitted where it provides car parking and cycle storage in accordance with the agreed standards set out in the Residential Car Parking and Cycle Provision Supplementary Planning Document.'*

ii. Allocations DPD

- 3.20 The Council published the Draft Allocations DPD on 9 November 2012 for a six week period of consultation until 21 December 2012. The publication of this document followed a long period of public engagement from spring to summer 2012.
- 3.21 The site is identified within Policy HB1 for residential development, capable of accommodating an indicative 185 residential dwellings. The application site is identified as one of the sites necessary to deliver the residual housing allocation for Havant and Bedhampton of between 1,189 and 1,378 residential dwellings in the period 2012 – 2026.

4. THE CASE FOR DEVELOPMENT

4.1 This section sets out the planning considerations in relation to the determination of the application.

a) Principle of Development

i. Site Allocation

4.2 As set out in paragraph 216 of the NPPF, *'from the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:*

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);*
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).'*

4.3 The site is identified as a site suitable for residential development within the Draft Allocations DPD. Following the adoption of the Core Strategy, the Allocations DPD seeks to identify those sites that will deliver the level of development identified within it. As such, the identification of the application site in the Draft Allocations DPD is a significant material planning consideration in the determination of this planning application.

ii. Strategic Housing Land Availability Assessment

4.4 In 2010, the Council carried out a Strategic Housing Land Availability Assessment (SHLAA), which provided an analysis of the potential development sites in the Borough, as part of the evidence base to inform the content of the LDF Core Strategy and Allocations DPDs. Within the most recent December 2011 SHLAA, the two ownership parcels in UE4 were assessed separately, but were together identified as being capable of delivering 175 dwellings (albeit the application site is slightly larger than this area). The SHLAA states that both elements of the site are developable, but not deliverable, as they would be dependent upon a policy allocation. As has been set out previously, an allocation for indicative number of 185 houses on the site has now been set out in the Draft Allocations DPD.

iii. *Landscape Character*

- 4.5 A Landscape and Visual Impact Assessment has been submitted in support of the application. This confirms that the site does not lie within any designated landscape, and that there is no impact on the Chichester Harbour AONB and Ramsar, or the SSSI in Emsworth Harbour due to the raised carriageway on the A27. The assessment also confirms that the proposed planting belt to the east of the development would increase existing screening to soften both the proposed and existing residential development from distant viewpoints.
- 4.6 A report was prepared by Kirkham Landscape Planning Ltd on behalf of the Council entitled *The Formation of Strategic and Local Gaps in Havant Borough* in 2008 as part of the LDF evidence base. This made an assessment of the proposed urban extension sites from a landscape and strategic gap perspective, and made recommendations on each of the sites on this basis.
- 4.7 The assessment of the application site recommended the majority of the site as being suitable for an urban extension. It considered that the boundaries as proposed were designed to use existing landscape features to form a clear edge and link the existing landscape features. The assessment proposed that part of the site is included as part of the strategic gap. Although there would be development on part of this area, considering the proposed development would extend to the east to a lesser extent than the existing nursery, it is concluded that there would not be a major impact on the landscape as set out in the *Formation of Strategic and Local Gaps in Havant Borough* report.

b) Contribution to the Housing Land Supply

- 4.8 The adopted Core Strategy and SEP Policy H1 sets a requirement for the delivery of 6,300 homes in the Borough in the period April 2006 to March 2026, which equates to a minimum annual average delivery rate of 315 homes.
- 4.9 As set out in the Council's 2011 Annual Monitoring Report (AMR) the actual and projected delivery figure for the six year period April 2006 – March 2012 totalled 1,553 homes, at an annual average of 257. This gives a residual shortfall of 337 homes at March 2012, and a residual requirement for a minimum of 4,747 new homes over the period April 2012 – March 2026.
- 4.10 It should be noted that the Core Strategy Key Diagram shows that site is within the Havant area, where 1,944 dwellings are allocated during the plan period.
- 4.11 In considering the planning application it should be recognised that the joint applicant includes a national housebuilder, who has assessed the scheme to be both viable and deliverable. David Wilson Homes was named Housebuilder of the Year in 2012, and has a strong reputation for a high-quality product. The company is actively building in the area, with

recent schemes completed at Purbrook Place and Windmill view, which are located nearby. With a track-record of delivery in the area, the scheme, if approved, will contribute towards the 5-year housing land supply.

- 4.12 Subject to the grant of planning permission within the target determination period, David Wilson Homes intends to proceed quickly to the preparation of the site for development. The determination to proceed quickly with development at the site means that housing delivery is anticipated for commencement in early 2014. As such, the site is capable of making a material contribution to the immediate five year housing land supply within Havant.
- 4.13 The hybrid application means that the development of the site will effectively be phased between the two areas, with the development of the Copseys Nursery element of the site to follow close behind that at the Strides (Manor) Farm element.

c) Affordable Housing

- 4.14 The proposed development would comprise an overall provision of 67 dwellings for affordable housing, which equates to 35% of the complete housing provision. This is therefore in accordance with Policy CS9 (Housing) which seeks provision of 30-40% affordable housing, with the distribution on site which seeks to create mixed communities. The proposed affordable housing provision is also consistent with the advice from the Partnership for Urban South Hampshire Housing Market Assessment and the Havant Viability Assessment prepared by DTZ in 2010.
- 4.15 The provision of affordable housing within the scheme has had regard to discussions carried out with officers at the Council. The full and indicative breakdown of the affordable units for Strides (Manor) Farm and Copses elements respectively is set out below. It provides a good housing mix, with a focus on good sized family housing.

Strides (Manor) Farm (full element):

6 x 1-bed flats;
3 x 2-bed flats;
6 x 2-bed maisonettes;
9 x 2-bed houses; and
8 x 3-bed houses.

Copseys Nursery (outline element):

11 x 2-bed houses;
19 x 3-bed houses; and
5 x 4-bed houses

- 4.16 The detailed nature of the tenure and the layout arrangements are yet to be agreed but discussions remain on-going with the Council's Housing Enabling Officer. All units will comply with Code Level 3 of the Code for Sustainable Homes.

d) Dwelling Density and Mix

- 4.17 The proposed density on site would be 20.8 dwellings per hectare, which provides an appropriate built form which both provides an efficient use of land, yet is reflective and sensitive to the suburban residential character of the surrounding area, and as such accords with Core Strategy Policy CS9. Further information on the design of the scheme is provided in the supporting Design and Access Statement.
- 4.18 The proposed and indicative dwelling mix is set out in paragraph 2.11 of this Planning Statement. This provides a range of dwelling types of one to five bedrooms but with a focus on family units, which is commensurate to the demand in housing in the suburban, family orientated local area. The Design and Access Statement provides further details, however, the proposed development has been designed to take account of the scale and massing of the surrounding housing types. These have incorporated into the proposed design, whilst ensuring a fully functional development. As such, the development complies with Core Strategy Policy CS16.

e) Community Benefits of Development

- 4.19 The proposed development would bring numerous benefits to the local community. This planning statement has previously set out the provision of affordable housing, and the removal of HGVs on the local residential roads as a result of the development, however there are other associated community benefits.

i. Public Open Space

- 4.20 A Report on Existing Open Space and Play Facilities has been submitted in support of the planning application. It concluded that there is no provision of Locally Equipped Area for Play or Neighbourhood Area for Play facilities within a 15 minute walk of the site. Furthermore, the nearest Local Area for Play is facility over 1000m straight line distance away which is beyond the recommended straight line distance of 60m from each dwelling, as recommended in the Fields in Trust national guidance.
- 4.21 The indicative Master Plan submitted in support of the application makes provision of an area of 1.85ha public open space to the east of the residential development. This will be accessible to the wider area and provide open views into the countryside. As such, the development is considered to comply with Core Strategy Policy CS13 and provide a Local Area for Play in compliance with Fields in Trust national guidance for both the proposed development and existing residential area.

ii. Allotment Provision

- 4.22 The proposed development includes the provision of 0.45 hectares of allotment gardens for use by both future occupiers of the proposed development, and existing local residents who raised the need for allotments during the pre-application public consultation exercises.

iii. Planning Obligations

- 4.23 The proposed development will be subject to the requirement to provide planning obligation contributions commensurate with the scale of development. These contributions are calculated by the Havant and Hampshire Councils and are capable of being used to fund the provision, extension or enhancement of local facilities and amenities to mitigate the effects of the proposed development.
- 4.24 These contributions include the provision of transport contributions, which are capable of being used to facilitate the improvement of the local transport network. The range of schemes that the contributions will help to facilitate is to be determined by Havant and Hampshire Councils, but may include the new footpath adjacent to Warblington School and a pedestrian/cycle footbridge over the railway line on Southleigh Road. The joint applicant understands that the new footpath adjacent to Warblington School has the benefit of planning permission and the proposed pedestrian/cycle footbridge over the railway line on Southleigh Road is subject to a live planning application.

f) Community Engagement

- 4.25 A Statement of Community Engagement has been submitted in support of this application, however, in summary the applicant have undertaken a comprehensive stage of public consultation and stakeholder engagement in advance of submitting the planning application.
- 4.26 The applicant has held two public exhibitions to discuss development proposals. Likewise, the applicant has addressed the Warblington and Denvilles Resident Association to present the proposals and answer questions from local residents. This process was well received by the Resident's Association, who have since written to thank the applicant for showing a genuine desire to listen and work with local residents.
- 4.27 The applicant has also undertaken early engagement with the Local Planning Authority. A number of pre-application meetings have been held with the Council. It has also presented to the Havant Council Development Control Forum on the 15 March 2012 and 11 October 2012.
- 4.28 All of the feedback from the engagement process has, where possible, fed into the iterative design process which has resulted in the form of the proposed development.

g) Protection of Employment Use and Efficient use of Previously Developed Land

- 4.29 The application scheme proposes the redevelopment of a significant number of nursery buildings which are no longer in active use as a commercial nursery. The application proposes the residential development of the site, which will complement and reflect the surrounding residential area.

i. Protection of Employment Use

- 4.30 Copseys Nursery, and the ancillary uses, comprised a horticultural use and non-traditional B Class development. As such, Policy DM3 is not applicable to the determination of this planning application.
- 4.31 It is significant that there are no local planning policies which specifically protect the existing nursery use. The activity on site in relation to the business has declined steadily over the last decade, and the majority of the business has become unviable as a nursery.
- 4.32 The Council carried out two Employment Land Review studies, which assess the demand for and supply of employment land, as part of the evidence base to inform the Core Strategy policies and Allocations DPD. Copseys Nursery was included as an existing or potential employment site within neither the original 2010 study, nor the September 2012 update. This is a material planning consideration in the determination of the planning application.

ii. Efficient Use of Previously Developed Land

- 4.33 The shortfall of brownfield sites within the Borough is set out within the supporting text of the Core Strategy, at Paragraph 6.13, where it states that the 60% national target of development on PDL is unlikely to be met locally.
- 4.34 The proposed development would include the reuse of PDL which comprises a series of large glasshouses which are becoming unviable, and are unsuitable for the location.
- 4.35 The proposed development site comprises partially PDL, and partially greenfield land. On the Copseys Nursery element, the proposed area to be developed (2.9ha) is smaller than the existing nursery building footprint, thereby releasing a wider area for use as public open space and allotments on this element of the site. As such, the proposal would be in accordance with Paragraphs 17 and 111 of the NPPF, and Policies CS9 and CS17 of the Havant Core Strategy, which promotes the efficient use of PDL.

h) Trees

- 4.36 A Tree Report submitted alongside this planning application sets out the existing tree coverage on site. While the removal of some trees on the existing residential area to the north would be required as part of the proposals, the overall coverage of trees on site will be

increased and enhanced. This is confirmed in the Tree Removals/Retention Plan, submitted in support of the application.

i) S106 Heads of Terms

4.37 The Council is preparing its Community Infrastructure Levy (CIL) policy, which was subject to a period of public consultation in December 2011 – January 2012. However, at the time of submitting this planning application this CIL policy has not been adopted by the Council and, therefore, developer contributions are likely to take the form of a Section 106 Agreement.

4.38 It is proposed that a single Section 106 Agreement is prepared to support existing services and facilities within the locality. This would provide contributions to the enhancement of local:

- Transport infrastructure;
- Open space;
- Health facilities; and
- Education facilities.

4.39 Whilst the Heads of Terms will be subject to further discussion as the application progresses the scheme is capable of providing significant contributions towards local services and facilities.

j) Technical Issues

i. Transport

4.40 Further details of the transport matters pertaining to the application are provided within the Transport Assessment. However, in summary the development has a good local provision of public transport services, and would not result in any significant increase in vehicle movements. As such it accords with policies CS20, DM11 and DM12 of the Core Strategy.

4.41 A Travel Plan is submitted in support of the application, which contains details of the measures proposed by the applicant to reduce reliance on the private car. The application proposals comply with the relevant car and cycle parking standards contained within Core Strategy Policy DM13.

4.42 In response to matters raised in pre-application discussions with the local community the applicant considers the removal of HGVs associated with the commercial nursery use from the surrounding road network to be a significant material consideration. Furthermore, the submission of a hybrid application with a single Masterplan allows for maximum permeability to be achieved.

ii. Design and Access

- 4.43 The application is submitted in hybrid, with a Masterplan that covers both the detailed and outline elements of the site. The Design and Access Statement submitted in support of the planning application provides detail on how the design of the development has taken account of the local housing vernacular and the need to provide sustainable and functional houses.
- 4.44 The proposed development links to existing access points, and enhances the overall permeability of the wider area, providing a more direct route for some of the residents from Blenheim Gardens to link up with Fifth Avenue, Hallett Road, and Glenleigh Park.

ii. Energy and Sustainability

- 4.45 A full Energy Statement has been submitted in support of the application, which includes a renewable energy feasibility study. In summary, it is proposed that anticipated carbon emissions are reduced principally through energy conservation and efficiency. The proposed development has been designed to reduce the overall energy demand, and is expected that the site will emit approximately 434 tonnes of CO₂ per annum, in compliance with the 2010 Building Regulations and the Code for Sustainable Homes 'Level 3' energy requirements.
- 4.46 A range of sustainability measures have been incorporated into the proposed development. It is anticipated that the proposed development would achieve a Level 3 Code for Sustainable Homes rating, and a 'Silver' standard Building for Life rating. The Sustainability Statement submitted in support of the application sets out the compliance of the proposals with local and national policy requirements.

iii. Landscaping

- 4.47 A Landscape and Visual Impact Assessment has been submitted in support of the application. This confirms that the proposed development would have no impact on designated landscape sites at the Chichester Harbour AONB and Ramsar, or the SSSI in Emsworth Harbour. It also confirms that, due to the proposed vegetation screening, the application proposals would lessen the impact of the development from distant viewpoints.

iv. Utilities and Services

- 4.48 A Utilities and Servicing Statement has been submitted in support of the application. This confirms that the proposed development can be supplied with gas, sewerage, electricity, potable water and telecommunications services without the need for significant off site reinforcements or diversions.

v. *Ecology*

- 4.49 The Ecological Assessment submitted in support of the application sets out the likely ecological impacts of the proposed development, as well as the proposed mitigation measures. It confirms that the existing habitats and vegetation on site are of low intrinsic value and that no significant impacts are predicted. The assessment also confirms that the loss of open space is likely to have a minor adverse impact on bird nesting, but the provision of increased vegetation on the site and the retention of habitats in the wider area will offset the effect of these impacts.

vi. *Land Quality*

- 4.50 The Strides (Manor) Farm part of the site is not currently developed, nor had been subject to processes that may lead to a risk of land contamination.
- 4.51 A Land Contamination Report has been submitted regarding the Copseys Nursery part of the site. This confirms that the site is considered to have a low to medium risk to human health relating to the likelihood of contaminants in shallow soils. It proposes further assessments are undertaken to confirm ground conditions and if necessary develop a suitable remediation strategy for the site.

vii. *Air Quality*

- 4.52 An Air Quality Assessment has been submitted in support of the planning application. The proposed development considered to have a negligible and imperceptible effect on air quality.

viii. *Noise*

- 4.53 A Noise Impact Assessment has been submitted in support of the planning application. In summary, it confirms that, notwithstanding the location of the site in the context of the nearby railway line and A27 to the south, the noise environment at the site would be below 55dB, and with the proposed noise mitigation measures the internal and external acoustic environment at the site would be suitable for residential use. As such, there will be no harm to the amenity of future residents of the proposed development.

ix. *Archaeology*

- 4.54 An Archaeological Desk Based Assessment has been submitted in support of this application. This confirmed that given available evidence, the potential for archaeology at the site is low.

5. SUMMARY AND CONCLUSIONS

5.1 Throughout this Planning Statement, the benefits of the application scheme have been presented. Notwithstanding this, the key elements of the case for the proposed scheme are summarised below for clarity:

- The site is identified for a housing allocation of an indicative 185 dwellings in the Council's Draft Allocations DPD;
- The principle of the development is considered acceptable in principle in the context of the local development plan and national policies;
- The application would make efficient and effective use of previously developed land, in a manner that is more suited to the surrounding residential area;
- The Strides (Manor) Farm element of the proposal is anticipated to be delivered in 2014. As such, the proposed development deliverable, and would contribute 191 dwellings to the supply of housing;
- The proposed development would make a contribution to affordable housing, with a provision and housing mix which is policy compliant;
- The proposal would provide an area of 1.85 hectares for public open space for use by both future occupiers and existing local residents, and increase the permeability of the wider residential area;
- The proposed development would provide an area of 0.5 hectares of allotment land for use by both future occupiers and existing local residents;
- The proposal could potentially contribute to the provision of a range of transport improvements within the local area including the provision of a new footpath adjacent to Warblington School and the provision of a pedestrian/cycle footbridge over the railway on Southleigh Road;
- The proposal would have a negligible effect on the transport conditions of the local area, and would result in the loss of HGVs in relation to the nursery on the local residential roads; and
- The applicant has undergone an extensive public consultation relating to the proposed change of use, and has evolved to respond to public comments.

- 5.2 On the basis of the above reasons outlined, we conclude that the proposal meets all relevant planning policy and development management criteria, and that, as set out in the NPPF, permission should be granted without delay.