

PLANNING STATEMENT

for the

Reserved matters application for 100 dwellings and improved site access, landscaping, footpaths, SuDS and other associated works. Matters relating to appearance, landscaping, layout and scale to be considered.

Land west of Hulbert Road, Havant



**BJC Planning
The Gallery
3 South Street
Titchfield
Hampshire
PO14 4DL**

**Tel: 01329 842668
Web: www.bjcplanning.co.uk**

June 2026

CONTENTS

1.0 INTRODUCTION

2.0 SITE LOCATION AND DESCRIPTION

3.0 PLANNING HISTORY

4.0 PLANNING POLICY

5.0 CONSIDERATION OF THE PLANNING ISSUES

6.0 AFFORDABLE HOUSING STATEMENT

7.0 CONCLUSIONS

1.0 INTRODUCTION

1.1 This Planning Statement, prepared by BJC Planning, supports a reserved matters application for a residential development scheme proposing: 'Reserved matters application for 100 dwellings and improved site access, landscaping, footpaths, SuDS and other associated works. Matters relating to appearance, landscaping, layout and scale to be considered.' The reserved matters application is submitted on behalf of BRiCS Developments. BRiCS are a bespoke residential developer with a passion for building new homes and communities of a higher quality, fit for 21st century life.

1.2 The reserved matters application follows the grant of outline planning permission on 2 February 2023. This approved the siting and makeup of the access into the site and planning condition no. 3 approved the following plans:

Plans

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

Plans

Site Location Plan 11/10/21

Proposed Site Access Drawing No. A096474-SK01 Rev C

Proposed footway Drawing No. A096474-SK02 Rev C

Proposed footway Drawing No. A096474-SK03 Rev B

Swept Path Analysis Drawing No. A096474-SK04 Rev A

Forward visibility Drawing No. A096474-SK05 Rev A

Tree Protection Plan 16030-4

Reason: - To ensure provision of a satisfactory development.

1.3 This application seeks to obtain approval of the appearance, landscaping, layout and scale of the various aspects of the proposed development. It does not seek to revisit previous considerations regarding the location (or suitability) of the vehicular access, the location of the site in the context of air quality, the site's suitability from a contamination perspective, or its landscape visual impact. All of the issues were considered whilst the outline planning application was being determined. The site now has outline planning permission and is allocated for residential development in the Council's emerging Local Plan.

- 1.4 The application site is shown edged red on the accompanying Location Plan, with details of the proposed development identified on the Site Plan. Both plans have been provided by HGP Architects. Land within the application site red line extends to 7.25ha.
- 1.5 The Council is currently unable to demonstrate a five-year supply of deliverable housing land and so this site will make a valuation contribution towards the Council's supply figures. The Council has already granted outline planning permission for this site and many others have full planning permission outside the urban area within Havant Borough.
- 1.6 This Planning Statement covers the site location and description, planning history, planning policy, consideration of the planning issues, affordable housing statement and conclusions.
- 1.7 The following consultants have provided reports and/or plans to assist with the formulation of the reserved matters application:

<i>Planning Consultant:</i>	<i>BJC Planning</i>
<i>Architect:</i>	<i>HGP Architects</i>
<i>Landscape Architect:</i>	<i>Deacon Design</i>
<i>Ecologist:</i>	<i>Eco Support</i>
<i>Arboricultural Consultant:</i>	<i>SJA Trees</i>
<i>Transport Consultant:</i>	<i>Paul Basham Associates</i>
<i>Acoustic Consultant</i>	<i>Sound Advice</i>
<i>Utility Consultant</i>	<i>Macvere Utility Consultants</i>
<i>Lighting Consultant</i>	<i>Designs for Lighting</i>

- 1.8 The Reports and plans prepared by the consultants are provided separately with this application.

2.0 LOCATION AND SITE DESCRIPTION

- 2.1 The application site is located on the west side of Hulbert Road between Waterlooville and Havant. To the south of the site are the B&Q and Asda stores and to the north is the Dunsbury Park employment area. Directly to the west of the site is the A3(M) motorway and to the east is Hulbert Road.
- 2.2 The plot is oblong in shape and comprises a grassed open area, together with a strip of roadside verge extending both north and south to accommodate a footpath to the north and a footpath/cycleway to the south. The total site area, including the area for the future footpath and footpath/cycleway was 7.25 hectares at the time of the outline application. The land rises from east to west with a hard standing to the south west of the site, accessed by a track. There is an existing vehicular access from Hulbert Road towards the north-eastern corner of the site.
- 2.3 To the north and south of the site are areas of woodland, which are designated as a Site of Interest for Nature Conservation (SINC). There is an Ancient Woodland on the opposite side of Hulbert Road. There are also trees and vegetation along the western and eastern boundaries of the site.
- 2.4 The woodland to the north is the subject of a Woodland TPO (TPO Number 1234), with protected trees along the southern and part of the eastern boundaries of the woodland to the south (TPO Number 0955).
- 2.5 The site is not allocated in the current development plan, but is allocated within the emerging Local Plan for residential development for 100 dwellings.
- 2.6 The site is located within Flood Zone 1. Overhead power lines cross the woodland to the south. The site is classified as Grade 4, which is poor quality agricultural land.

- 2.7 The field is currently vacant and was last used as an exploration site for hydrocarbon. Evidence of the hardstanding and the location of the former drilling wells remains insitu.

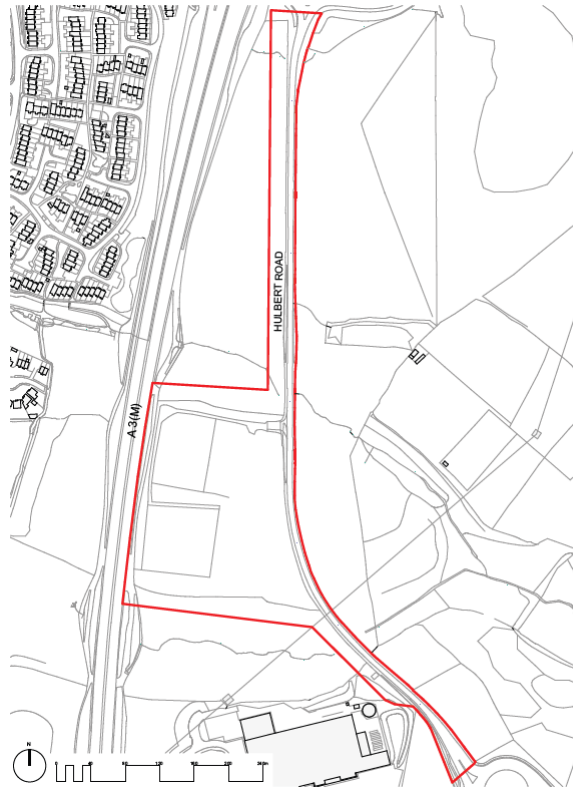


Figure 1: Extract of location plan prepared by HGP Architects

3.0 PLANNING HISTORY

- 3.1 The site has three previous applications which appear on the Council's website and form part of its planning history, two of which relate to the former use of this site for exploratory drilling. The last one relates to the grant of outline planning permission for residential development.
- 3.2 08/53384/002 - Temporary permission to construct a hydrocarbon exploration site; mobilization of a drilling rig; setting-up and the drilling of an exploratory well including flow testing; permission to include new highway access, access track and passing places. – Permission 16/03/2009
- 3.3 APP/12/01061 Hampshire County Council Consultation for Variation to Condition

No. 2 of Planning Permission 08/53384/002 to alter from 36 months to 60 months from the start of the development. - Application withdrawn 11/07/2013

3.4 APP/20/00441

Outline planning application with all matters reserved except access for the development of up to 100 dwellings and associated improved site access, landscaping, footpaths, SuDS and other associated works on land to the west of Hulbert Road, Havant. – Permission 02/02/2023

4.0 PLANNING POLICY

National Planning Policy Framework

- 4.1 The National Planning Policy Framework was revised on 12th December 2024. It sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans can provide for sufficient housing and other development in a sustainable manner. Preparing and maintaining up-to-date plans should be seen as a priority in meeting this objective.
- 4.2 Paragraph 8 establishes the planning system's three objectives within section 2 entitled 'Achieving sustainable development', which are interdependent and need to be pursued in mutually supportive ways. These give rise to the need for the planning system to seek to achieve a number of objectives. The economic objective relates to building a strong, responsive and competitive economy. The social objective suggests supporting strong, vibrant and healthy communities. The environmental objective relates to protecting and enhancing our natural, built and historic environment, including making effective use of land.
- 4.3 Paragraph 10 advises that at the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11).
- 4.4 Paragraph 49 guides LPAs as to the weight which can be given to emerging plans when determining applications. Havant Borough Council's emerging Local Plan has only been produced in draft and so does not carry any weight at this stage.

- 4.5 To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed (paragraph 61). Among other things, paragraph 62 requires LPAs to produce local housing need assessments, conducted using the standard method in national planning guidance.
- 4.6 Paragraph 64 advises that where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site unless:
- a) offsite provision or an appropriate financial contribution in lieu can be robustly justified; and
 - b) the agreed approach contributes to the objective of creating mixed and balanced communities.
- 4.7 Mixed tenure sites are encouraged within the paragraph 71 of the NPPF and can provide a range of benefits, including creating diverse communities and supporting timely build out rates, and local planning authorities should support their development through their policies and decisions.
- 4.8 Paragraph 96 within section 8 entitled 'Promoting healthy and safe communities' directs that planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which promote social interaction, are safe and accessible and enable and support healthy lifestyles.
- 4.9 Paragraph 103 of the NPPF encourages access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change.
- 4.10 The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities, according to paragraph 131 of the NPPF.

4.11 Paragraph 137 advises that design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Two pre-application discussions have taken place with the Council prior to the submission of this reserved matters application.

4.12 The application proposals comply with the guidance within the NPPF and this is discussed further below.

Havant Borough Local Plan (Core Strategy) 2011

4.13 The Core Strategy sets out the strategic direction and broad distribution of development for the Borough, including strategic sites and areas for development and protection. It also contains some Development Management policies. The Core Strategy is the first of two parts of the adopted Local Plan and was adopted by Havant Borough Council on 1 March 2011.

4.14 The following policies of the Core Strategy are relevant to the determination of any reserved matters application for residential development at this site:

CS1	(Health and Wellbeing)
CS8	(Community Safety)
CS9	(Housing)
CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS14	(Efficient Use of Resources)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS19	(Effective Provision of Infrastructure)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
DM1	(Recreation and Open Space) (Pollution)

DM6	(Coordination of Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM10	(Pollution)
DM11	Planning for More Sustainable Travel)
DM12	(Mitigating the Impacts of Travel)
DM13	(Car and Cycle Parking on Residential Development)
DM15	(Safeguarding Transport Infrastructure)

Havant Borough Local Plan (Allocations) 2014

- 4.15 The Allocations Plan is the second part of the Local Plan, adopted on 23 July 2014. It identifies sites for specific uses including housing, employment, retail, recreation and green infrastructure up to 2036. It also contains some detailed Development Management policies which are relevant to the determination of any reserved matters application for residential development at this site:

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)
DM18	(Protecting New Development from Pollution)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

Draft Building a Better Future Plan

- 4.16 The Draft Local Plan has been published by the Council for public consultation between 6 May 2025 and 1 July 2025. The Building a Better Future Plan provides a strategy for how our borough will develop and grow into the middle of the 21st Century.

- 4.17 Whilst the Draft Local Plan carries very little weight at this stage, it does however include the application site as a residential housing allocation – Allocation 15: Land West of Hulbert Road, Havant for about 100 dwellings.

Allocation 15: Land West of Hulbert Road

SHELAA Reference: LP03 Size (ha): 7.25 ha	Use: Housing Indicative Yield (net): 100 dwellings
Site Description The site is an area of grassland located between Waterloo, Bedhampton and Leigh Park. To the south of the site are superstores and to the north is the employment area Dunsbury Park. The site is surrounded by woodland directly to the north and south. To the west of the site is the A3(M) and the east is Hulbert Road. Key Features • Greenfield site • Surrounding woodland is designated as a Site of Importance for Nature Conservation (SINC) • Potential for protected species. • Tree Preservation Order (TPO) woodland exists to the north, whilst a number of individual TPOs lie to the south of the site. • Ancient and semi ancient woodland lies to the northwest of the site. • At risk of surface water flooding • Potential for contaminated land • Close proximity to the A3(M) • Source Protection Zone 1c on site	
Allocation Requirements Development of about 100 dwellings will be permitted where proposals: - Provide an ecologically sensitive lighting strategy; - Address the risk of surface water flooding; - Surface water management systems restrict runoff to greenfield runoff rates; Design and Layout - Provide native-led landscaping, taking into account local distinctiveness and conservation priorities; - Provide an ecological and landscape buffer for adjacent woodland and SINC; - Retain and enhance habitat linkages through the site; - Provide landscape screening to the east of the site along Hulbert Road - Secure appropriate separation between development and the high voltage powerlines which cross the site; and - Building line should be a minimum of 30 meters away from the A3(M) carriageway.	

Figure 1: Extract of Draft Building a Better Future Plan

Supplementary Planning Documents

- 4.18 The following Supplementary Planning Documents are of relevance to the consideration of the reserved matters application:

- Borough Design Guide SPD
- Parking SPD
- Housing SPD

5.0 CONSIDERATION OF THE PLANNING ISSUES

5.1 This section addresses the planning issues and detailed aspects of the reserved matters application submitted on behalf of BRiCS Developments for the site. The application is described as: 'Reserved matters application for 100 dwellings and improved site access, landscaping, footpaths, SuDS and other associated works. Matters relating to appearance, landscaping, layout and scale to be considered' on land west of Hulbert Road, Havant.

5.2 The evolution of the design solution and layout of the units for the site is covered in detail within the Design & Access Statement prepared by HGP Architects and so this Planning Statement does not deal with this aspect of the proposal.

Development in the Countryside & Sustainable Location

5.3 The application site is currently located outside of the urban area boundary as defined by policies CS17 and AL2 of the adopted plan. As such, it is not allocated in the development plan for residential development.

5.4 The application site is accessible to local services and facilities in the area. Table 1 within the Full Travel Plan lists a number of proximate amenities accessible to the residents of this development, whether on foot or bicycle. The provision of the footway to the north outside the site and the footway/cycleway to the south, already secured as part of the outline planning permission, will also help improve the site's accessibility.

5.5 The NPPF states that at the heart of the Framework is a presumption in favour of sustainable development. The application site can deliver 100 dwellings, both market and affordable dwellings to meet the Council's housing land supply and the backlog of households on the Council's housing waiting list.

Housing Land Supply

5.6 That the Council cannot demonstrate a 5-year housing land supply is noted and so paragraph 11 of the Framework applies.

- 5.7 The Council published a report titled 'Five Year Housing Land Supply Update' in December 2024 as part of its evidence base to its emerging Local Plan. The new standard method published in December 2024 indicates a local housing need figure of 892 dwellings per annum. This compares with the average annual delivery rate since 2006 of 330 dwellings per annum.
- 5.8 The application site is acknowledged within the Council's published 'Five Year Housing Land Supply Update' as a deliverable site in that it is a large site with planning permission. Approving reserved matters at this site benefits both BRiCS Developments and the Council's housing land supply figures.
- 5.9 The Council's 2023 Housing Delivery Test measurement was published in December 2024 and gave a measurement of 74% for Havant Borough. This measurement indicates that it is appropriate to apply a 20% buffer for the purposes of calculating five-year supply.

Housing Mix

- 5.10 The reserved matters application comprises the following mix of dwelling sizes:
- 2 beds x 35
 - 3 beds x 55
 - 4 beds x 10
- 5.11 Planning condition 7, imposed on the outline planning permission, requires that 35% of the overall housing mix should be two bedrooms homes. This has been respected as part of the reserved matters application.
- 5.12 The Council has suggested that the proposed mix should more closely follow that outlined within the Housing Needs Analysis 2023. However, it cannot match its exact requirements due to having to provide 10% more 2-bedroom dwellings than is required by the Housing Needs Analysis 2023.
- 5.13 The Housing Needs Analysis 2023 advises on housing mix requirements across the Borough and does not preclude more 1 and 4 bedroom dwellings being provided elsewhere on other sites.

- 5.14 Given that the Council's Planning Policy Team has previously described the site as being 'isolated', it is not considered that this is the most appropriate location to deliver 1-bedroom dwellings, as residents of such dwellings would be the least likely to own a car.

Impact on Protected Sites

- 5.15 Policy DM24 relates to recreational disturbance to Special Protected Areas (SPAs) from residential development. Most visits to the Solent Special Protection Areas (SPAs) are made by people who live within 5.6 kilometres of them. Consequently, new homes built within that 5.6-kilometre zone are likely to lead to more people visiting the SPAs with a potential to have an impact on the birds. Legislation requires that measures must be implemented to mitigate that impact.
- 5.16 A developer contribution needs to be paid for every net additional dwelling. The Bird Aware Solent Strategy was endorsed in December 2017 and introduced a sliding scale of developer contributions based upon the number of bedrooms. This proposed development would result in the need for a financial contribution to be made to mitigate the impact of the development and this has been secured via a s.106 legal agreement, signed before the outline planning permission was issued. This addresses Policy DM24 from the Allocations Plan.
- 5.17 There is also potential for residential development to have likely significant effects on The Solent as a result of deterioration in the water environment through increased nitrogen. Natural England has highlighted that there is existing evidence of high levels of nitrogen and phosphorus in parts of The Solent with evidence of eutrophication. Natural England has further highlighted those increased levels of nitrates entering The Solent (because of increased amounts of wastewater from new dwellings) is likely to have a significant effect.
- 5.18 The applicant has submitted a nutrient budget for the reserved matters application in accordance with Natural England's latest advice and methodology. This is a requirement of Schedule 7 of the s.106 legal agreement signed before the outline planning application was issued.

Highways

- 5.19 A Reserved Matters Transport Assessment has been prepared by Paul Basham Associates and is submitted with this application. The same company has also previously undertaken two separate pre-applications with Hampshire County Council to inform the internal highway aspects of the proposed development.
- 5.20 The site access was considered in detail as part of the outline application, approved, and as such has not been considered through the Transport Assessment. It is to be provided in the form of a bellmouth junction onto Hulbert Road, with the access road measuring 7.2m in width and supported by 10m and 12m corner radii on the northern and southern side of the access respectively.
- 5.21 The outline permission also considered the pedestrian access to and from the site towards desire lines. As such, a 3m wide shared footway/cycleway was secured into the site in the south-eastern corner which ties into the existing footway/cycleway along the western side of Hulbert Road in the vicinity of the B&Q roundabout. To the north, a new 2m wide footway is to be provided along the western side of Hulbert Road which will connect to the Dunsbury Roundabout.
- 5.22 The site layout identifies the required quantum of parking spaces, as outlined in the Council's Parking SPD. There would be 210 spaces allocated to the proposed dwellings. An additional 21 unallocated spaces are to be provided across the site for visitors.
- 5.23 Paragraphs 3.12-3.16 within the Reserved Matters Transport Assessment justify the amount of visitor parking provision provided as part of this scheme.
- 5.24 All car parking spaces would measure 2.5m X 5m, with a 6m aisle width provided where appropriate. A further 0.3m step out strip has been provided to enable door opening and step out for all spaces adjacent to landscaping or hard vertical surfaces, as requested through the pre-application with Hampshire County Council.
- 5.25 A Refuse & Cycle Strategy drawing, prepared by HGP Architects, addresses the requirement to provide cycling facilities within the grounds of the proposed dwellings.

- 5.26 A Full Travel Plan is submitted and this expands upon the initial Framework Travel Plan approved as part of the outline application.

Arboriculture

- 5.27 SJA Trees has been commissioned to provide an Arboricultural Implications Report for the reserved matters application. This Report includes tree protection details to safeguard retained trees.
- 5.28 It is the considered opinion of SJA Trees that the arboricultural impact of the proposed scheme would be of negligible magnitude.
- 5.29 The Arboricultural Implications Assessment concludes that no mature trees, and no trees of high landscape, amenity or biodiversity value are to be removed. None of the main arboricultural features of the site are to be removed. The proposed removal of individuals and groups of trees, including partial removals, will represent no alteration to the main arboricultural features of the site, only a very minor alteration to the overall arboricultural character of the site and will not have an adverse impact on the arboricultural character and appearance of the local landscape.
- 5.30 None of the proposed dwellings or private gardens are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.
- 5.31 The proposed development will not result in the removal of trees which are of important amenity or landscape value and so the proposal would comply with adopted policy DM8.

Landscaping

- 5.32 As issues relating to the landscape visual impact were considered as part of the outline planning application, Deacon Design has instead provided a Landscape General Arrangement Plan to accompany the development proposals for the reserved matters application.

- 5.33 The Landscape General Arrangement Plan includes soft landscape, hard landscape, boundary treatments and site furniture proposals, with a particular focus on the proposed Locally Equipped Area of Play (LEAP) in the centre of the site.
- 5.34 The detailed proposals for the central open space include a fall zone to play equipment, a designated play area with play bark chippings to reinforce the naturalistic woodland glade, a proposed shaded picnic bench and seating provision overlooking the play area, non-thorny native hedgerow to contain play area, with post and wire fence to support hedge growth, central feature tree, bin provision and proposed fruit trees to promote and encourage horticultural activities whilst providing a food source for wildlife.
- 5.35 The total area of public space to be provided would be 1380m², of which 445.2m² would be dedicated to play and meets LEAP requirements.

Ecology

- 5.36 Following the receipt of the Council's pre-application advice, a detailed Ecological Impact Assessment has been prepared by Eco Support. The targeted protected species surveys prepared for the outline planning application are now out of date and so a number of these surveys have been undertaken again.
- 5.37 As part of the updated ecological work, the following surveys were undertaken:
- Updated data request from Hampshire Biodiversity Information Centre (Dec, 2024)
 - Updated walkover survey with UK Habs habitat assessment (Dec, 2024 & May, 2025)
 - Ground Level Tree Assessment (GLTA) of trees on site (Dec, 2024)
 - Updated Habitat Suitability Index survey (May, 2025)
 - Updated Hazel Dormouse surveys (2025)
- 5.38 The Ecological Impact Assessment includes comprehensive recommendations in relation to the protection of retained habitats, bats, badgers and other terrestrial mammals, reptiles, great crested newts, hazel dormouse, notable and birds of

conservation concern, the two SINCs, Chichester and Langstone Harbour SPA and enhancements.

- 5.39 Additional ecological survey information, as well as a bespoke lighting strategy will be submitted to the Council whilst the application is under consideration.

Civil Engineering

- 5.40 A Drainage Technical Note accompanies the reserved matters application, together with a Drainage Catchments plan, including northern and southern drainage catchment systems and an exceedance flow rates plan.
- 5.41 The Drainage Technical Note supports the reserved matters application and also includes the required details to discharge planning conditions 14, 15 and 30 imposed on the outline planning application. One or more applications will be submitted to the Council under separate cover to discharge planning conditions at a later date.
- 5.42 The proposed drainage scheme will include the ultimate conveyance of surface water to existing watercourses. The northern network consists of an enhanced swale, and the southern network consists of an attenuation basin and crates. These systems will then be discharged, at a rate equal to the existing greenfield runoff, into the existing watercourse system.
- 5.43 The foul water drainage strategy comprises a gravity-led sewer system that will discharge into an existing Southern Water sewer located within Hulbert Road. It is proposed that a new manhole is constructed on the pipe between manholes 5301 and 5302.
- 5.44 Three levels plans are also provided with details of the proposed levels, gradients and specific features across the site, such as retaining walls and highway gulleys.

Noise

- 5.45 A bund with an acoustic fence on top along the western edge of the site has been designed to block additional noise from the A3(M) to the west. The acoustic advice is that it will be necessary to install mitigation totalling 4.5m metres and this would be made up of a bund with an acoustic fence positioned on top.

- 5.46 Planning condition 4 imposed on outline permission APP/20/00441 stipulates that the building line of the housing development to the west of the site shall be no closer than 37m from the A3(M) kerbside. This has been respected as part of the proposed scheme.
- 5.47 The Council's pre-application comments are included within pages 4-8 of the submitted Reserved Matters Noise Impact Assessment prepared by Sound Advice. The consultant's response to all of the Council's EHO's comments are provided underneath each query/comment.

Utilities

- 5.48 A Utility Report has been prepared by Macvere to support the reserved matters application for the proposed 100 dwellings at the site. The report covers electricity, water, telecommunications, drainage and environmental impact. It demonstrates that the proposed development can be suitably serviced by existing utility networks, and that appropriate planning, consultation, and mitigation measures are either in place or will be delivered as part of the next design stage.

Amenity

- 5.49 The architect's Design & Access Statement describes how the final design for the site addresses and complies with the Council's Design SPD. It is considered that the Site Layout demonstrates that the quantum of development proposed could be accommodated within the confines of the site. It would provide private gardens and amenity areas to each unit in accordance with the Council's standards.
- 5.50 There would be 70 private dwellings and 30 on-site affordable units. The proposed houses and flats above garages (FOGS) would all be two storeys, as required by condition 5 of the outline planning permission. This ensures that the scale of development is appropriate for the local area.



Figure 3: Extract of Site Layout prepared by HGP Architects

CIL & S.106 Contributions

- 5.51 The Reserved Matters application will be CIL liable and so CIL Forms 1 and 2 have been completed and accompany the application documents. The Community Infrastructure Levy (CIL) would be paid to the Council on the gross internal floorspace of the private dwellings, not on the affordable units.
- 5.52 A s.106 legal agreement was completed by the owners of the site, Havant Borough Council and Hampshire County Council before the outline planning permission was issued. The s.106 legal agreement secured the following:
- 70% Affordable Rented Dwellings and 30% Shared Ownership Dwellings
 - Provision of the SuDS and SuDS Bond or SuDS Cash Deposit
 - Travel Plan Bond, Approval Fee and Monitoring Fee
 - Highway Works
 - Solent Recreation Mitigation Strategy Contribution

- Other Borough Council Contributions, including Community Project Worker Contribution, Health Contribution
- Nitrates Mitigation
- Management Company and Management Plan
- Permissive Paths
- Open Space Land of approximately 0.14 hectares, including the Children's Play Area
- Borough Council Monitoring Fee
- County Council Monitoring Fee

5.53 The s.106 legal agreement acknowledged that the concept masterplan (agreed at the outline stage) can be updated as part of the reserved matters application. The submitted Site Layout plan replaces this.

6.0 AFFORDABLE HOUSING STATEMENT

6.1 Policy CS9 of the Local Plan (Core Strategy) advises that developments of 15 or more dwellings need to provide 30-40% affordable housing on site. The s.106 legal agreement secured 30% affordable housing on this site.

6.2 Of the 100 dwellings proposed at the site, 30 dwellings would be provided as affordable units. The provision of 30 affordable units would be split between the 21 affordable rented units and 9 shared ownership units. The 30 onsite affordable dwellings have been identified on the architect's Tenure Plan and would be pepper-potted throughout the site.

6.3 The 30 affordable dwellings would comprise the following mix:

Affordable Rented

2 beds x 12

3 beds x 5

4 beds x 4

Shared Ownership

2 beds x 7

3 beds x 2



Figure 4: Extract of Tenure Plan prepared by HGP Architects

6.4 The proposed split between affordable rent and shared ownership units would match the 70:30 ratio sought by the s.106 legal agreement.

6.5 A Registered Social Landlord (RSL), Vivid Housing Ltd, will deliver the affordable housing on this site.

7.0 **CONCLUSIONS**

7.1 The reserved matters application proposes residential development of 100 dwellings. This would comprise a mix of house types, sizes and tenures reflecting local demand. The accommodation includes 2, 3 and 4 bed dwellings, both private and affordable units. There would be 70 private dwellings and 30 on-site affordable units. The proposed houses and flats above garages (FOGS) would all be two storeys, a condition of the outline planning permission, which ensures that the scale of development is appropriate for the local area.

7.2 The proposed scheme has been designed to address on-site constraints and opportunities and, with suitable mitigation, development could take place without harm to protected species. The reserved matters application follows the outline planning permission for up to 100 dwellings and includes the design, scale and materials proposed for the dwellings which were welcomed during pre-application discussions.

7.3 The early grant of reserved matters permission would allow the site to be developed in a timely manner and provide vital housing completions towards the Council's housing land supply within the 5-year period.