

Planning background

The site known as 16, Selborne Avenue has been the subject of 4 planning applications over the past couple of years, three of which have been refused.

APP/19/00860

Erection of 1No. 3 bedroom detached dwelling - Withdrawn.

APP/19/01254

Erection of 1No. 3 bedroom detached dwelling. (Revised) - Refused.

APP/20/00302 - See Appendix 2

Erection of 1No. 3 bedroom detached dwelling. (Revised) - Refused.

GEN/20/00414 – See Appendix 3

Pre-planning enquiry

APP/21/00353 – See Appendix 1

Erection of 1No.2 bed dwelling - Refused.

In submitting the latest planning application, APP/21/00353, the subject of this Appeal, we were mindful to address the previous reasons for refusal for application APP/20/00302, a copy of the decision notice (3rd June 2020) can be found in Appendix 2.

Appeal of planning refusal APP/21/00353 (Appendix 1)

Erection of 1 No.2 bed dwelling - Refused.

The reasons for the Council's decision to refuse planning permission are:

1. The site falls within flood zone 3 and it is considered that reasonably available alternative sites exist that are at a lower risk of flooding. The proposed development is not considered safe for its lifetime with the finished floor level below the level required by the Environment Agency. The proposed SuDs solution is not considered sufficient to provide a community benefit that outweighs the fluvial flood risk. Therefore, the development proposal is considered to fail the sequential and exception tests as set out in the NPPF and would represent unsustainable, inappropriate development in an area of high risk of flooding, contrary to adopted policy CS15 of the Havant Borough Core Strategy, 2011, emerging policy E19 of the Pre-Submission Havant Borough Local Plan 2036; and the National Planning Policy Framework.
2. The proposed subdivision of the plot in the manner proposed with dog-legged garden boundary with number 16, results in a tight and contrived layout that is at variance with the traditional plot width and layout of the area. The proposal is therefore considered to fail to respect local context would be harmful to the character of the area, and is considered contrary to policy CS16, clause c) of the Havant Borough Local Plan (Core Strategy) 2011, the Borough Design Guide SPD, 2011, the National Planning Policy Framework and emerging policy E1 of the Submission Havant Borough Local Plan.

3. The proposed dwelling, by reason of its siting, proximity to 32 Overton Crescent, and orientation, would result in a dominant and overbearing building bulk adjacent to existing residential properties, causing overshadowing, loss of outlook and a sense of enclosure, detrimental to the amenities of the occupiers of adjacent properties. Additionally, the contrived triangular garden size would not provide adequate amenity space for future occupiers and its use would be harmful to the amenity of the occupiers of number 16 Selbourne Avenue. The proposal is therefore contrary to the Borough Design Guide SPD, 2011, adopted policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework and emerging policy H1 of the Submission Havant Borough Local Plan.
4. In the absence of a suitable agreement to secure appropriate mitigation measures, the development would be likely to have a significant effect on the Solent European Sites as specified in the Habitats Regulations Assessment that has been undertaken in relation to this planning application. The development would be likely to result in increased recreational pressures from future residents and impact on the water environment and as such, it is contrary to Policy DM24 of the Havant Borough Local Plan (Allocations Plan) 2014, policies CS11 and CS21 of the Havant Borough Local Plan (Core Strategy) 2011, emerging Policy E16 and EX1 of the Submission Havant Borough Local Plan, The Conservation of Habitats and Species Regulations 2017 (as amended) and the National Planning Policy Framework.

Site information

The site falls within Flood Zone 3 and therefore residential development comprises 'more vulnerable' development which requires a Flood Risk Assessment and both a Sequential and Exception test.

Havant Borough Council advised that any proposal needs to pass all 3 issues to be acceptable in principle and the previous applications, although refused, successfully undertook the technical element of the Flood Risk Assessment i.e. proposed raised floor levels etc to provide sufficient mitigation measures within the build such that the Environment Agency did not object to the Flood Risk Assessment.

However, the Sequential tests and Exception tests are assessed by the Local Planning Authority and not the Environment Agency.

The sequential test aims to steer development to areas with the lowest risk of flooding and if not, then it must be demonstrated through the exception test that the development would provide both wider sustainability benefits to the community that outweighs the flood risk; and is safe for its lifetime without increasing flooding elsewhere.

Reason 1 of refusal APP/21/00353 is fundamental to this Appeal, and we have included the advice received from the applicant's appointed flood risk consultant which challenges this 'in principle' objection.

Pre-planning advice

Following the APP/20/00302 refusal in 2020, a pre-planning enquiry was submitted to seek advice for either a modified end of terrace 2-bedroom dwelling with continuous ridge and eaves line or garages on the site.

The pre-planning application was received on 10th August 2020, reference GEN/20/00414 and has been included as Appendix 3 of this document.

In essence, the pre-planning advice reiterated the need for the sequential and exception tests to be passed but acknowledged that the updated drawings showed an end of terrace dwelling with aligned eaves, ridge etc. and more appropriate to the character of the area. The floor level was raised but not to the extent outlined by the Environment Agency, set at 12.80m AOD as stated in the Flood Risk Assessment.

Impact on neighbouring amenity, reason 2 on the previous refusal was raised, stating that due to the tapered shape of the site, orientation, and relationship with the neighbouring property at 32 Overton Crescent the planning officer felt that the addition of a two-storey bulk close to the shared boundary, was likely to have a detrimental impact.

Parking on site was also raised but believed that a suitable layout could be achieved and the final reason for the previous refusal, relating to Solent European sites and the Habitats Regulations and required a Deed and payment to be made by the applicant.

Challenging the Sequential and Exception tests

Following the advice received from this pre-planning enquiry, the applicant sought the assistance of a new Flood Risk Consultant, ARK Environmental, to tackle the matters relating to the Sequential and Exception tests.

Havant Borough Council were firmly of the view that alternative sites are available for residential developments and single dwelling proposals outside of the flood risk area and the sequential test failed. In addition, it was not considered that the exception test would be passed either as there was insufficient benefit to the wider community from the proposed single dwelling.

Using the information prepared by a previously appointed Flood Risk Consultant, ARK Environmental prepared an addendum to submit to the Local Authority and highlighted the following:

- a) A full application for a new dwelling was submitted (APP/20/00302) which was an amended resubmission of a previous withdrawn application
- b) This was accompanied by a Flood Risk Assessment and SUDS report and an Exception and Sequential Test report, undertaken by others.
- c) The Environmental Agency approved the Flood Risk Assessment (no objections and recommended standard conditions)
- d) Southern Water had no objections and recommended standard conditions.
- e) The council refused the application using the Sequential Test and Exception Test.

Council's refusal using the Sequential Test.

- f) The council agreed with the Sequential Test report provided by the previous consultants, but their refusal was in relation there being one single exception site: "one site that meets the search parameters and could be a suitable alternative: the Forestside Avenue parking area (site L146)"

Council' refusal using the Exception Test.

- g) The council cited the following in the report for the refusal on Exception Test grounds: "I accept that the development is an area well served by facilities and services. While this is a sustainability benefit over other sites that may not have such access, it is not a benefit that the development is providing to the community, which would outweigh the flood risk; Further the report places strong reliance on the scheme boosting the supply of homes, sustaining local schools and creating a significant number of jobs. I do not consider that any of these sustainability benefits can be reasonably attributed to a one dwelling scheme. I am therefore unable to conclude that the exception test has been passed.

Sequential test

As a result of the research carried out by ARK Environmental, an updated Addendum statement was produced dated July 2021 and is attached to this statement under Appendix 5.

Within this document, the following points were made:

1. The sequential test addendum provides the relevant evidence that there are no reasonably available alternative sites.
2. We agree with the council that the majority of the arguments used by the previous consultants for the Exception Test are not relevant
3. Our redesigned scheme can now demonstrate that there are sustainability benefits that can be attributable to this single dwelling scheme and our assessment of the sustainability credentials are relevant
4. Our proposal demonstrates that without this scheme, the benefit and reduction in flood risk overall from 2 dwelling plots, not just 1, would not be realised; this is a tangible and relevant betterment for the community.

In relation to the site L146 (Forestside Avenue), analysis shows that the site is overlooking adjacent residential dwellings directly and in proximity on the eastern and southern boundaries, which would require any dwellings on this site to not have windows on those respective elevations, raising the question of how internal daylighting would be achieved.

The direct and close overlooking may in fact render the site not deliverable: it is not possible to connect a new dwelling on this site adjacent to the existing terraces to the north of the site due to the principal side entrance point on that property.

Critically, it is written in the policy section for LP2 in which the L146 allocation is found, that there will indeed need to be parking displacement assessments undertaken for all the sites within LP2

The reasons outlined in the updated addendum indicate that there is sufficient evidence to support the fact that there are indeed no reasonable alternative sites for our scheme and therefore it is considered the Sequential Test can be passed for the subject site.

Exception Test and Scheme Changes

The scheme has been re-designed to incorporate the highest form of SUDS feasible and maximise the porous and permeable areas for both the existing dwelling plot and the new plot.

We can demonstrate reducing flood risk overall and hence confirm wider sustainability benefits through a deliberate change in the scheme to remove all existing hardstanding and replacing with oversized highest forms of SUDS to reduce the flood risk to neighbours (i.e. a tangible community benefit)

There has also been a deliberate change in the scheme to address the council's requirements: apply the same approach for the existing dwelling: betterment for 2 plots that would not be realised without the scheme.

The site and scheme specific full planning Flood Risk Assessment and SUDS design conclusion remain valid and indeed this new scheme addresses, such that in conclusion, supported by the previous reports and EA approval: It is considered that the proposed development can be constructed and operated safely in flood risk terms, without increasing flood risk elsewhere, in fact reducing flood risk overall; it is therefore considered appropriate development in accordance with the NPPF/PPG.

In discussion with the Havant planning team, the Sequential Test Addendum was extended. We undertook the additional search of reasonably available alternative sites. The research indicates there are no reasonably available alternative sites in the search area, a search area which was greater than required.

We consider that the scheme can pass the Sequential Test

Appendices

Appendix 1: Decision notice for refusal APP/21/00353

Appendix 2: Decision notice for refusal APP/20/00302

Appendix 3: Pre-planning decision dated August 2020.

Appendix 4: Addendum prepared by ARK Environmental dated March 2021.

Appendix 5: Addendum prepared by ARK Environmental with Havant input dated July 2021

To:
Mrs T Parker
Bespoke Architects
1 Potters Corner
The Avenue
Hambrook
Chichester
PO18 8TT

For: Mr Sturgess

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Refusal of Planning Permission**

Application Number: APP/21/00353

Site Address: 16 Selborne Avenue, Havant, PO9 4PX

Proposal: Erection of 1No.2bed dwelling.

Further to your application received on 19 March 2021 Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reasons for the Council's decision to refuse planning permission are:

- 1 The site falls within flood zone 3 and it is considered that reasonably available alternative sites exist that are at a lower risk of flooding. The proposed development is not considered safe for its lifetime with the finished floor level below the level required by the Environment Agency. The proposed SuDs solution is not considered sufficient to provide a community benefit that outweighs the fluvial flood risk. Therefore the development proposal is considered to fail the sequential and exception tests as set out in the NPPF and would represent unsustainable, inappropriate development in an area of high risk of flooding, contrary to adopted policy CS15 of the Havant Borough Core Strategy, 2011, emerging policy E19 of the Pre-Submission Havant Borough Local Plan 2036; and the National Planning Policy Framework.
- 2 The proposed subdivision of the plot in the manner proposed with dog-legged garden boundary with number 16, results in a tight and contrived layout that is at variance with the traditional plot width and layout of the area. The proposal is therefore considered to fail to respect local context would be harmful to the character of the area, and is considered contrary to policy CS16, clause c) of the Havant Borough Local Plan (Core Strategy) 2011, the Borough Design Guide SPD, 2011, the National Planning Policy Framework and emerging policy E1 of the Submission Havant Borough Local Plan.

- 3 The proposed dwelling, by reason of its siting, proximity to 32 Overton Crescent, and orientation, would result in a dominant and overbearing building bulk adjacent to existing residential properties, causing overshadowing, loss of outlook and a sense of enclosure, detrimental to the amenities of the occupiers of adjacent properties. Additionally, the contrived triangular garden size would not provide adequate amenity space for future occupiers and its use would be harmful to the amenity of the occupiers of number 16 Selbourne Avenue. The proposal is therefore contrary to the Borough Design Guide SPD, 2011, adopted policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework and emerging policy H1 of the Submission Havant Borough Local Plan.
- 4 In the absence of a suitable agreement to secure appropriate mitigation measures, the development would be likely to have a significant effect on the Solent European Sites as specified in the Habitats Regulations Assessment that has been undertaken in relation to this planning application. The development would be likely to result in increased recreational pressures from future residents and impact on the water environment and as such, it is contrary to Policy DM24 of the Havant Borough Local Plan (Allocations Plan) 2014, policies CS11 and CS21 of the Havant Borough Local Plan (Core Strategy) 2011, emerging Policy E16 and EX1 of the Submission Havant Borough Local Plan, The Conservation of Habitats and Species Regulations 2017 (as amended) and the National Planning Policy Framework.

In coming to its decision the Council considered plans and other documents submitted with regard to your application and the relevant policies of the Havant Borough Local Plan and other planning policy documents including the National Planning Policy Framework.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs
- (3) In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
 - Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You sought and were provided with pre-application advice,

- You were updated about issues after the initial site visit,

Your application is considered unacceptable for the reasons set out in this Decision Notice.

Simon Jenkins

Simon Jenkins
Director of Regeneration and Place

27 August 2021

TOWN AND COUNTRY PLANNING ACT 1990

NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

- These notes are for information only and do not purport to set out the law on the subject.
- Only the applicant possesses the right of appeal.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If this is a decision to refuse consent to work on a tree which is subject to a Tree Preservation Order and you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- If this is a decision to refuse any other type of application and you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- **Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.**
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

IMPORTANT NOTICE FOR APPLICANTS WITH REGARD TO BUILDING REGULATIONS

This notice only relates to the decision of Havant Borough Council under the Town and Country Planning Acts. It does not relate to any other application that may be required any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.

For further guidance as the need for consent under the Building Regulations, please telephone Havant Borough Council's Building Control team on:

023 9244 6571

To:
Mr Eitel
Fiftypointeight Architecture + Interiors
Stocklund House
East Street
Chichester
PO19 1JE

For: Mr Sturgess

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Refusal of Planning Permission**

Application Number: APP/20/00302

Site Address: 16 Selborne Avenue, Havant, PO9 4PX

Proposal: **Erection of 1No. 3bedroom detached dwelling.(Revised).**

Further to your application received on 14 April 2020 Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reasons for the Council's decision to refuse planning permission are:

- 1 The site falls within flood zone 3 and as more vulnerable development the proposal does not meet the sequential or exception tests as set out in the NPPF. As such it would represent unsustainable, inappropriate development in an area of high risk of flooding, contrary to adopted policy CS15 of the Havant Borough Core Strategy, 2011, emerging policy E19 of the Pre-Submission Havant Borough Local Plan 2036; and the National Planning Policy Framework.
- 2 The size and shape of the plot would not allow for development of a standard compatible with the existing surrounding development, and the proposed detached dwelling, by reason of its forward siting, raised floor levels, height and design, would be a prominent and incongruous feature to the detriment of the visual cohesion and harmony of the streetscene and uniform character of the area. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Borough Design Guide SPD, 2011, the National Planning Policy Framework and emerging policy E1 of the Pre-Submission Havant Borough Local Plan 2036.
- 3 The proposed dwelling, by reason of its raised levels, siting and orientation, would result in an excessive and overbearing building bulk adjacent to existing residential properties, causing overshadowing, overlooking and loss of privacy, detrimental to the visual outlook and amenities of the occupiers of adjacent properties. Additionally, the contrived triangular garden size would not provide adequate amenity space for future occupiers. The proposal is therefore contrary to the Borough Design Guide SPD, 2011, adopted policy CS16 of the Havant Borough Local Plan (Core Strategy)

Our Ref: APP/20/00302

- 4 The proposed site layout would not allow for 2 useable parking spaces of standard size in accordance with the Local Planning Authority's adopted standards. The contrived parking layout would be likely to result in multiple manoeuvres and the vehicular pedestrian inter-visibility is not adequately demonstrated as sufficient not to cause harm to highway safety and amenity to users of the adjoining public footway. The proposal is therefore contrary to the adopted Parking SPD 2016, policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011, emerging policy IN3 of the Pre-Submission Havant Borough Local Plan 2036, and the National Planning Policy Framework.
- 5 In the absence of a suitable agreement to secure appropriate recreational mitigation measures, the development would be likely to have a significant effect on the Solent European Sites as specified in the Habitats Regulations Assessment that has been undertaken in relation to this planning application. The development would be likely to result in increased recreational pressures from future residents and as such, it is contrary to Policy DM24 of the Havant Borough Local Plan (Allocations Plan) 2014, policies CS11 and CS21 of the Havant Borough Local Plan (Core Strategy) 2011, Policy E16 of the Pre-Submission Havant Borough Local Plan 2036, The Conservation of Habitats and Species Regulations 2017 (as amended) and the National Planning Policy Framework.

In coming to its decision the Council considered plans and other documents submitted with regard to your application and the relevant policies of the Havant Borough Local Plan and other planning policy documents including the National Planning Policy Framework.

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- (3) In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
 - Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- Your application is considered unacceptable for the reasons set out in this Decision Notice.

Simon Jenkins

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- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the

provisions of any development order and to any directions given under a development order.

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For further guidance as the need for consent under the Building Regulations, please telephone Havant Borough Council's Building Control team on:

023 9244 6571

Tracey Parker

From: Pickup, Tina <Tina.Pickup@havant.gov.uk>
Sent: 10 August 2020 16:18
To: Bespoke Architects
Subject: RE: GEN/20/00414 - 16 Selborne Avenue, Havant, PO9 4PX

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ms Parker,

Thank you for your pre-application enquiry regarding the planning history & future options for development at 16 Selbourne Avenue. I apologise for the delay in responding, due to leave commitments and workloads.

As you are aware there is relevant planning history at the site, including two refusals for new dwellings at the site. For the best summary of those cases may I suggest reading the officer delegated report on the most recent case (APP/20/00302) which provides the full assessment and background:

https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_247965

The biggest constraint to further residential development is the fact that the site falls within Flood Zone 3. As you will be aware, in terms of flood risk, residential development comprises 'more vulnerable' development which requires a FRA and both a Sequential and Exception test. Any proposal needs to pass all 3 issues to be acceptable in principle. The previous applications successfully undertook the technical element of the FRA i.e. proposed raised floor levels etc to provide sufficient mitigation measures within the build such that the EA did not object to the FRA.

But the Sequential tests and Exception tests are assessed by the LPA, not the EA. The sequential test aims to steer development to areas with the lowest risk of flooding and if not, then it must be demonstrated through the exception test that the development would provide both wider sustainability benefits to the community that outweighs the flood risk; and is safe for its lifetime without increasing flooding elsewhere. If you read the delegated report at paras 7.4 to 7.10, it is this fundamental unsustainable location that is the major constraint to future residential development. The LPA are firmly of the view that alternative sites are available for residential developments and single dwelling proposals outside of the flood risk area and the sequential test is failed. Furthermore, it is not considered that the exception test would be passed either as there is insufficient benefit to the wider community from the proposed single dwelling.

So – for these flood risk reasons, the LPA is of the view that there is an "in principle" objection to any new residential development on the site and is not currently going to support any form of residential development. Obviously these 2 latest decisions have not been appealed, and an Inspector *may* disagree with the LPA's assessment of the sequential and exception tests provided. But currently, reason for refusal 1 of APP/20/00302 is fundamental and it is my view that it cannot be overcome.

Notwithstanding this fundamental objection, the more detailed considerations are easiest explained by considering the other reasons for refusal on APP/20/00302:

Reason 2 related to design and siting of the detached dwelling in street scene terms. I acknowledge that your indicative drawings show an end of terrace dwelling with aligned eaves, ridge etc. In principle this is much more appropriate to the character of the area, but due to the flood risk issues and need to raise the floor level, I would doubt that you could achieve the aligned eaves & ridge line. Notwithstanding any improvement of design & siting, there would still remain the fundamental issue with flood risk and unsustainable location (i.e. reason 1).

Reason 3 related to impact on neighbouring amenity. Due to the tapered shape of the site, orientation and relationship with the neighbouring property at 32 Overton Crescent I think the addition of a two storey bulk close to the shared boundary, is potentially likely to always have a detrimental impact.

Reason 4 related to substandard parking layout on the site, which I'm sure with better consideration/layout could be overcome.

Reason 5 relates to the lack of mitigation for the effects that overnight residential development has on the nearby Solent European sites and the Habitats Regulations. HBC has a mitigation scheme to address the recreational harm, but the deed and payment was never made by the applicant. The second source of impacts relates to water quality and achieving nutrient neutrality. HBC has a Position Statement on this, which is due to be updated shortly, with a solution. Please keep an eye on our website below for a public launch/update.

<https://www.havant.gov.uk/nitrogen>

Therefore, in terms of your current enquiry, due to the flood risk reasons, your proposed end of terrace dwelling would still not be supported in principle. Yes, I agree it is an improvement to the previous schemes in design terms, making more garden available for future occupiers etc etc, but it is the view of the LPA that because the site is within flood zone 3 and fails the sequential and exception tests, then further residential development is not appropriate on the site per se.

You also suggest some garaging for the site, though do not indicate whether this would be to serve the existing residential dwelling on the site i.e. number 16, or to create a new planning unit by separating off some land for independent garage/storage purposes.

If the former i.e. to serve the existing dwelling, then there is the option of utilising the properties permitted development rights for either an attached side extension (remembering it mustn't be more than half the width of the original house) or a Class E outbuilding (but mustn't be forward of the principal elevation). Both options are subject to other criteria and the use of the extension/outbuilding being incidental to the enjoyment of the main dwelling. You would be best advised, if pursuing this option, to prepare a plan showing proposed dimensions, layout etc and submit as a householder enquiry for confirmation that they are permitted development. Alternatively, if not within the permitted development criteria you could submit a householder application for extensions – because the site is within flood zone 3 you would still need to do a householder/minor development FRA, but not the sequential or exception tests.

If however you are suggesting the subdivision of the land for the construction of separate, independent garages, then they would require planning permission. Because such a development is 'minor' and does not comprise overnight residential accommodation then it is categorised as "less vulnerable" and would not be subjected to the sequential and exception tests, but a FRA would still be needed. The acceptability of any such application would depend on the appearance in street scene terms and impact on neighbouring amenity. I assume it would be single storey only and as such immediately less bulky and over-bearing to the neighbour. Other impacts to be considered would include from its proposed use – if purely for domestic storage then the comings and goings are unlikely to be considered harmful, but if for any sort of commercial use, then given the proximity of neighbours, the noise associated with trips and commercial uses may not be appropriate in this location.

Access and visibility into and out of the site would also be a consideration, including the intervisibility with pedestrians. Adequate provision of parking for the original dwelling, number 16 should also first be secured – I believe it's already been hard surfaced but the kerb not dropped yet. Any future planning permission is also likely to limit any future conversion to separate residential accommodation via condition, for flood risk reasons.

Please also be advised that the previous applications for residential development attracted Member interest and they had been requested to be determined by Development Management Committee if recommended for permission. In the event they were refused under delegated powers – but any future application on the site may attract similar interest from Members.

I hope this response answers your queries and clarifies the planning position of the site. Should you have any further queries then please don't hesitate to ask.

Thanks, Tina Pickup

Tina Pickup
Senior Planning Officer - 02392 446461
(Mondays/Wednesdays/Fridays)

Planning Services
Havant Borough Council, Public Service Plaza, Civic Centre Road, Havant PO9 2AX
Email: tina.pickup@havant.gov.uk

www.havant.gov.uk
www.facebook.com/havantboroughcouncil
www.twitter.com/havantborough

[REDACTED]

Ark Environmental Consultancy Limited
49 Rosaville Road
Fulham
London
SW6 7BN

March 2021

To whom it may concern,

Re: 16 Selborne Avenue, Havant, PO9 4PX

Introduction

We are the appointed flood risk and drainage consultants as part of the new 16 Selborne Avenue, Havant, PO9 4PX (the "subject site") project team. We have comprehensive experience of working with clients and council officers in order to demonstrate a scheme can indeed pass the NPPF Sequential and Exception Tests where it is appropriate in policy and legislation terms to do so.

The site location is provided in Appendix A.

The story so far:

1. A full application for a new dwelling was submitted (APP/20/00302) which was an amended resubmission of a previous withdrawn application (APP/19/01254)
2. This was accompanied by a Flood Risk Assessment & SUDS report and an Exception and Sequential Test report (undertaken by others)
3. The EA approved the FRA (no objections and recommended standard conditions: see Appendix A)
4. Southern Water had no objections and recommended standard conditions (Appendix A)
5. The council refused the application using the Sequential Test and Exception Test

Council's refusal using the Sequential Test

6. The council agreed with the Sequential Test report provided by the previous consultants but their refusal was in relation there being one single exception site:
"one site that meets the search parameters and could be a suitable alternative:
the Forestside Avenue parking area (site L146)"

Council's refusal using the Exception Test

7. The council cited the following in the report for the refusal on Exception Test grounds:

"I accept that the development is an area well served by facilities and services. While this is a sustainability benefit over other sites that may not have such access, it is not a benefit that the development is providing to the community, which would outweigh the flood risk; Further the report places strong reliance on the scheme boosting the supply of homes, sustaining local schools and creating a significant number of jobs. I do not consider that any of these sustainability benefits can be reasonably attributed to a one dwelling scheme. I am therefore unable to conclude that the exception test has been passed."

Purpose of this Addendum

We have worked with the architects to further enhance the overall sustainability of the scheme. We also provide further support for why this scheme can be deemed to pass the Sequential and Exception Test.

In summary:

1. The sequential test addendum we provide goes further to provide the relevant evidence that there are no reasonably available alternative sites
2. We agree with the council that the majority of the arguments used by the previous consultants for the Exception Test are not relevant
3. However, our redesigned scheme can now demonstrate that there are sustainability benefits that can be attributable to this single dwelling scheme and our assessment of the sustainability credentials are relevant
4. Critically, our scheme demonstrates that without this scheme, the benefit and reduction in flood risk overall from 2 dwelling plots, not just 1, would not be realised; this is a tangible and relevant betterment for the community
5. This is fully supported below

Existing FRA & SUDS and Sequential Test remain valid

The following reports used for the previous application remain valid.

- Flood Risk Assessment - 72330R1 dated 2019-11-07 (GeoSmart Information Ltd)
- FLOOD RISK SEQUENTIAL EXCEPTION TESTS-1385223 (GeoSmart Information Ltd)
- GEOSMART RESPONSE STATEMENT RE SEQUENTIAL & EXCEPTION TESTS 1391704 (GeoSmart Information Ltd)

This addendum augments the existing valid reports by providing the necessary design and assessment response to the council objections to the previous application because:

- a) We have changed the designs
- b) We have assessed the sequential approach in greater detail and in light of circumstances which have altered the policy position

Sequential Test Addendum

The Sequential Test undertaken by others remains valid.

The council's local plan has not changed and the allocation sites remain the same.

Thus there is still the potential "one site that meets the search parameters and could be a suitable alternative: the Forestside Avenue parking area (site L146)"

However, there is legitimate critical analysis required, given the very finite approach taken by the council in their refusal, as to why the reasonable alternative is in fact not reasonable.

There are two elements to this:

1. How is L146 not a reasonable alternative, quantitatively and in accordance with council and Sequential Test policy
2. What other evidence needs to be considered in terms of reasonableness

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We have undertaken a review of Site L146 in terms of the setting and available background data on the site:

- a. A simple 360 degree visual review of this site demonstrates that it is overlooking adjacent residential dwellings directly and in close proximity on the eastern and southern boundaries
- b. This would require any dwellings on this site to likely not have windows on those respective elevations, which brings into question the suitability of internal daylighting / requirements for specialised internal arrangements
 - i. The scheme being proposed on the subject site is a simple extension to an end of terrace which replicates a standard internal layout and has the appropriate amenity, bin, cycle and parking areas
- c. A scheme on this site would likely require a novel design response in order to be compliant
- d. The direct and close overlooking may in fact render the site not deliverable: it is not possible to connect a new dwelling on this site adjacent to the existing terraces to the north of the site due to the principal side entrance point on that property
- e. Daylight & Sunlight external impact challenges would require an assessment not required for the subject site
- f. 8 car park spaces (6 minimum) would need to be re-allocated to kerbside which would require the client to undertake a traffic and parking assessment that is not required for the subject site
- g. Critical: It is written in the policy section for LP2 in which the L146 allocation is found, that there will indeed need to be parking displacement assessments undertaken for all the sites within LP2 ("Appropriate level of car parking survey undertaken to establish existing level of use and the capacity for parking to be reprovided on site, or in the vicinity of, the site")

The above reasons indicate that there is sufficient evidence to support the fact that there are indeed no reasonable alternative sites for our scheme.

It is considered the Sequential Test can be passed for the subject site.

2. What other evidence needs to be considered in terms of reasonableness

Based on the evidence provide to the council for the previous application, the council refused one new dwelling on the grounds of one allocation site.

This in itself does not follow the spirit of the sequential test; considering the council's reliance on windfall sites and shortfalls on completions, the ability to state the 5 year allocations will all be delivered seems not to fit with the reasonableness of the subject site as a developable site for one dwelling; again, the EA did not object on flood risk grounds.

Housing Figures: post Covid and new government calculations

The housing figures have also been officially disputed given the often quoted modest 0.4% buffer identified in the SHLAA is now almost a year old (so will need to be updated for the current year).

Based on legitimate widely available construction and completions data / news, it is considered reasonable to assume this buffer is now no longer the case given the impacts of Covid on construction rates during 2020 / 21.

As a specific example, the temporary impact of the first lockdown on housebuilding rates was accepted by the Inspector in the Nine Mile Ridge appeal (reference APP/X0360/W/19/3238048) where the Inspector discounted 168 homes from the trajectory. It is therefore widely accepted that it is not an unreasonable assumption for most boroughs and specifically Havant, that the plan period completions as currently forecast are simply not achievable. This is not to say that COVID has made the site more appropriate as this is not the sole reason for the scheme being a suitable location for the development, but the grounds for refusal were based on the housing allocations and completions hence we provide this as evidence of why our site can be supported.

In addition, there is also the Government's "Standard Methodology v2" new requirement which is known to significantly increase the housing requirement for Havant. This could not be met by current or emerging allocations (reference Havant Borough Council representations on the White Paper Planning for the Future consultation dated 26 October 2020).

This gives further support for the development of the site to meet the Council's current/future housing need, notwithstanding the recent announcement that the methodology will be reviewed further as it can still be anticipated to result in increased housing figures to meet the Government's national targets. This would also comply with the stated objective in the NPPF to significantly boost housing supply (paragraph 59).

Exception Test Addendum & Scheme Changes

The scheme has been re-designed to incorporate the highest form of SUDS feasible and also maximise the porous and permeable areas for both the existing dwelling plot and the new plot.

How can the scheme demonstrate reducing flood risk overall and hence confirm wider sustainability benefits:

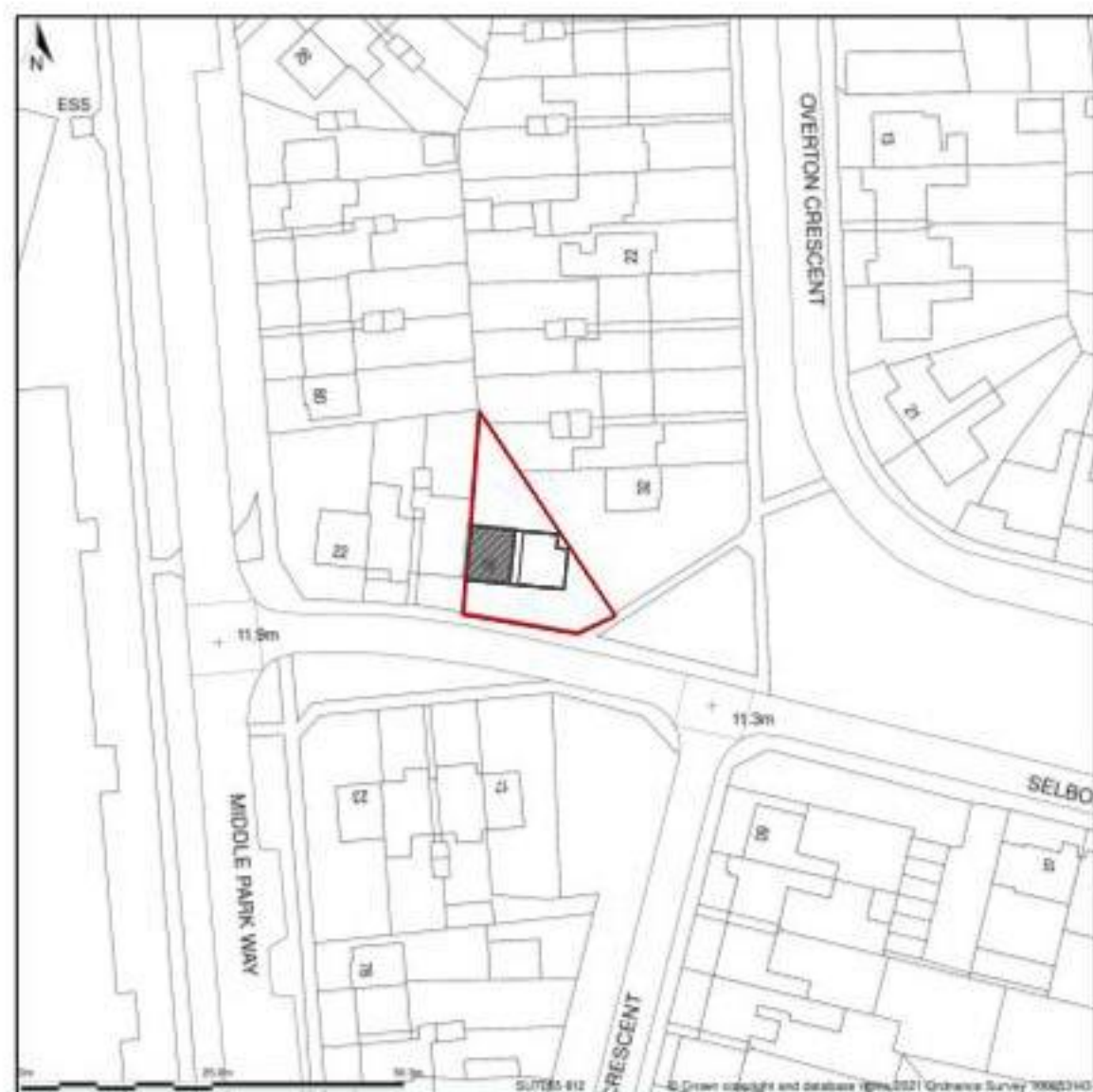
- a. Tangible: a deliberate change in the scheme to remove all existing hardstanding and replacing with oversized highest forms of SUDS to reduce the flood risk to neighbours (i.e. a tangible community benefit)
- b. A deliberate change in the scheme to address the council's requirements: apply the same approach for the existing dwelling: betterment for 2 plots that would not be realised without the scheme

Please refer to Appendix B for the SUDS Layout Addendum: the SUDS layout for the new scheme.

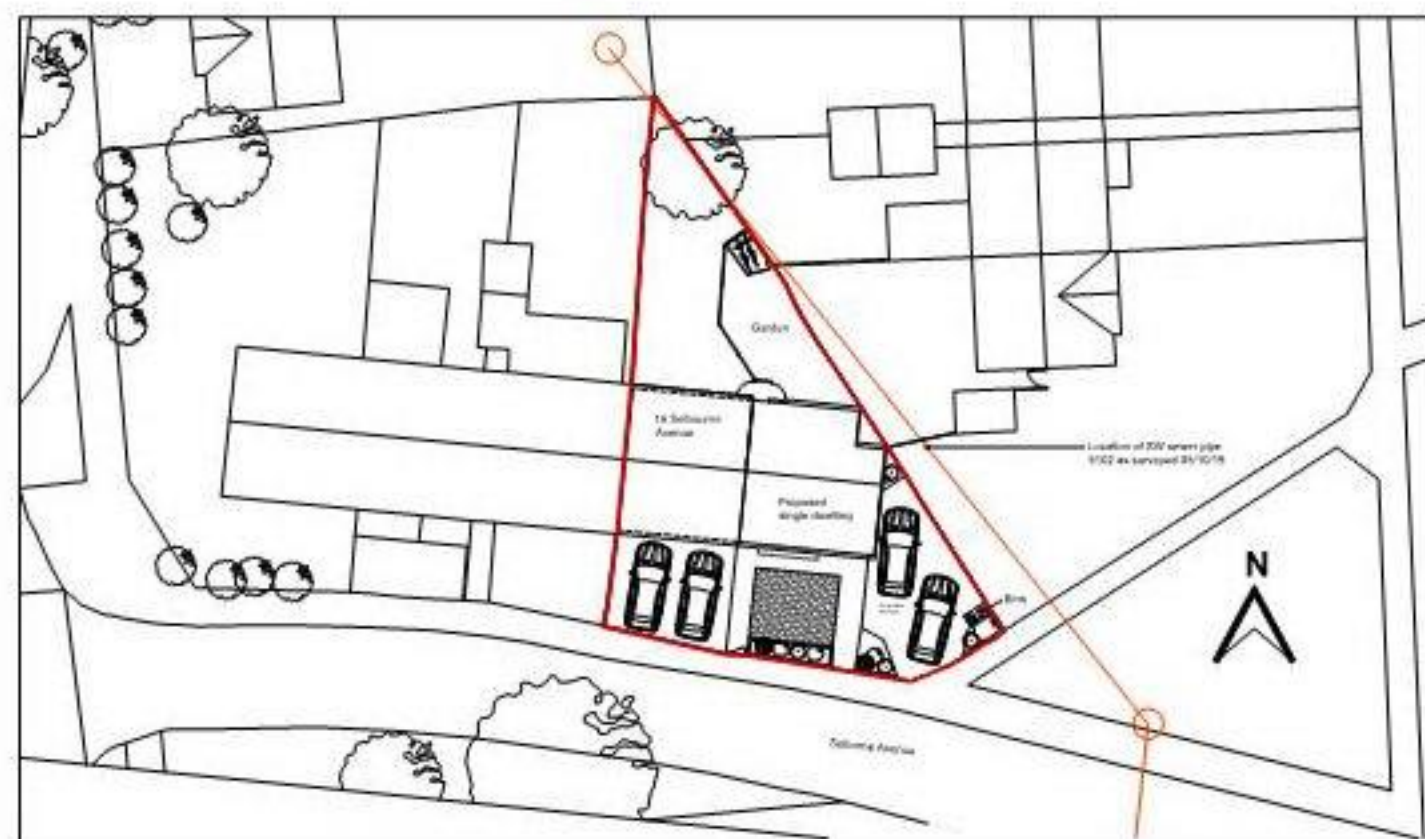
The site and scheme specific full planning Flood Risk Assessment and SUDS design conclusion remain valid and indeed this new scheme addresses, such that in conclusion, supported by the previous reports and EA approval:

It is considered that the proposed development can be constructed and operated safely in flood risk terms, without increasing flood risk elsewhere, in fact reducing flood risk overall; it is therefore considered appropriate development in accordance with the NPPF/PPG.

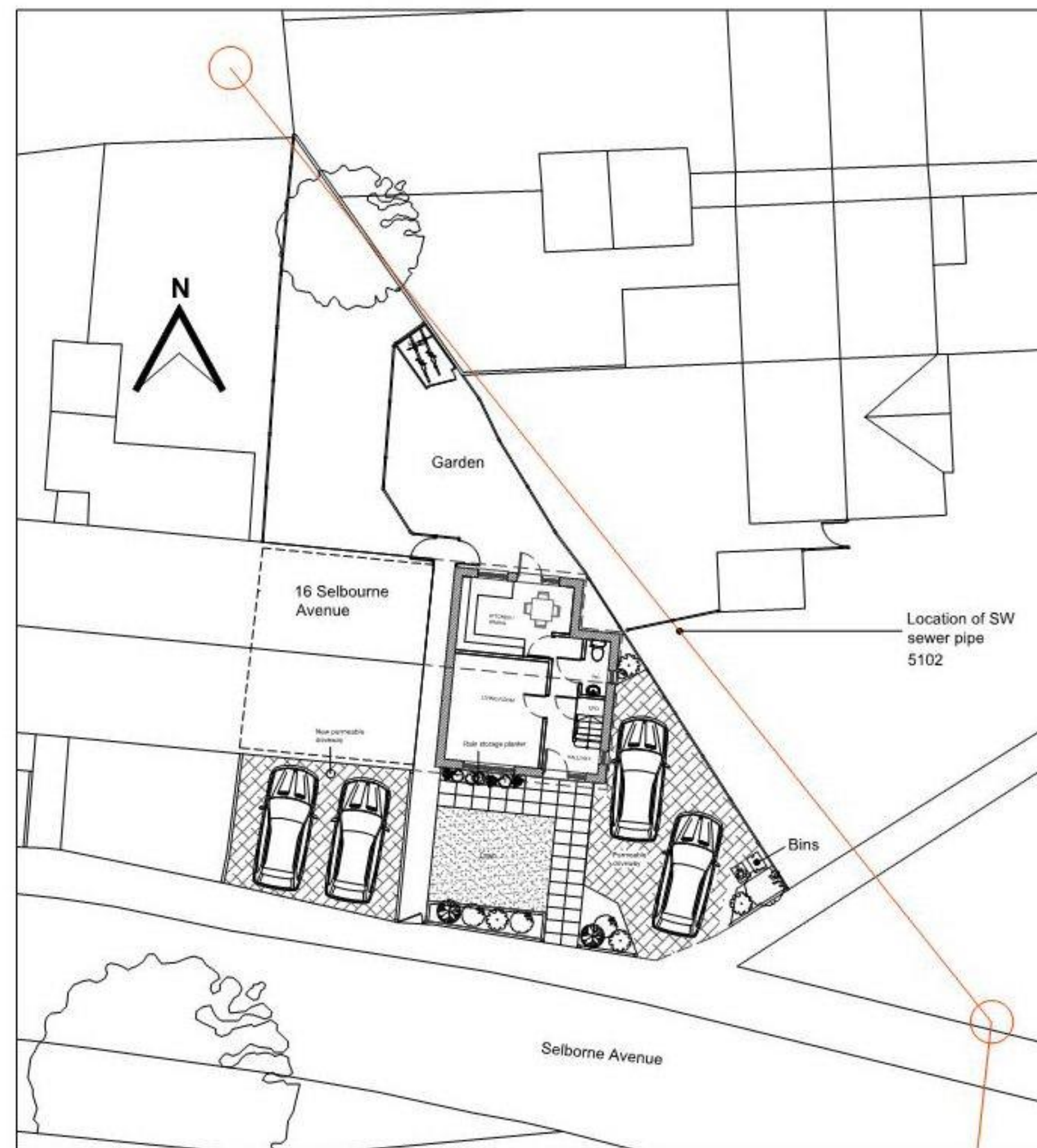
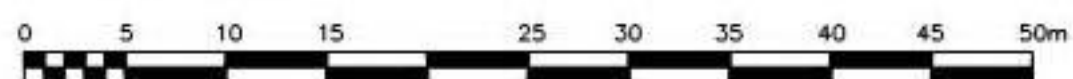
Appendix A



LOCATION plan
Scale 1:1250



BLOCK plan
Scale 1:500



SITE plan
Scale 1:200



BESPOKE architects

Tel: 01243 373245 Mobile: 07970439156

Project:
16 Selborne Avenue, Havant

Drawing:
PLANNING
Location plan

20.149

Drawing: **P01A**

Havant Borough Council
Development Control
Civic Offices
Civic Centre Road
Havant
Hampshire
PO9 2AX

Our ref: HA/2020/122190/01-L01
Your ref: APP/20/00302
Date: 21 April 2020

Dear Sir or Madam,

ERECTION OF 1NO. 3BEDROOM DETACHED DWELLING.

16 SELBORNE AVENUE, HAVANT, PO9 4PX.

Thank you for the consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position and comments below.

Environment Agency position

We request that the following condition be attached to any planning permission granted, and that the details in relation to the condition be submitted and approved by the Local Planning Authority.

Condition

The development shall be carried out in accordance with the submitted Flood Risk Assessment (ref: 72330R1, dated 2019-11-07, by GeoSmart Information Ltd), and the following mitigation measures detailed therein:

- **Finished floor levels shall be set no lower than 12.80 metres above Ordnance Datum (AOD).**

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements.

The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons

To reduce the risk of flooding to the proposed development and future occupants.

The condition is in line with the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully,

Miss Anna Rabone
Sustainable Places Advisor

Direct dial: 02077 140525

Direct e-mail: anna.rabone@environment-agency.gov.uk



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

Your ref
APP/20/00302

Our ref
PLAN-032872

Date
07/05/2020

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Erection of 1No. 3bedroom detached dwelling. (Revised).
Site: APP/20/00302: - 16 Selborne Avenue, Havant, PO9 4PX.

Thank you for your letter dated 17/04/2020.

Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link:
southernwater.co.uk/infrastructure-charges

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

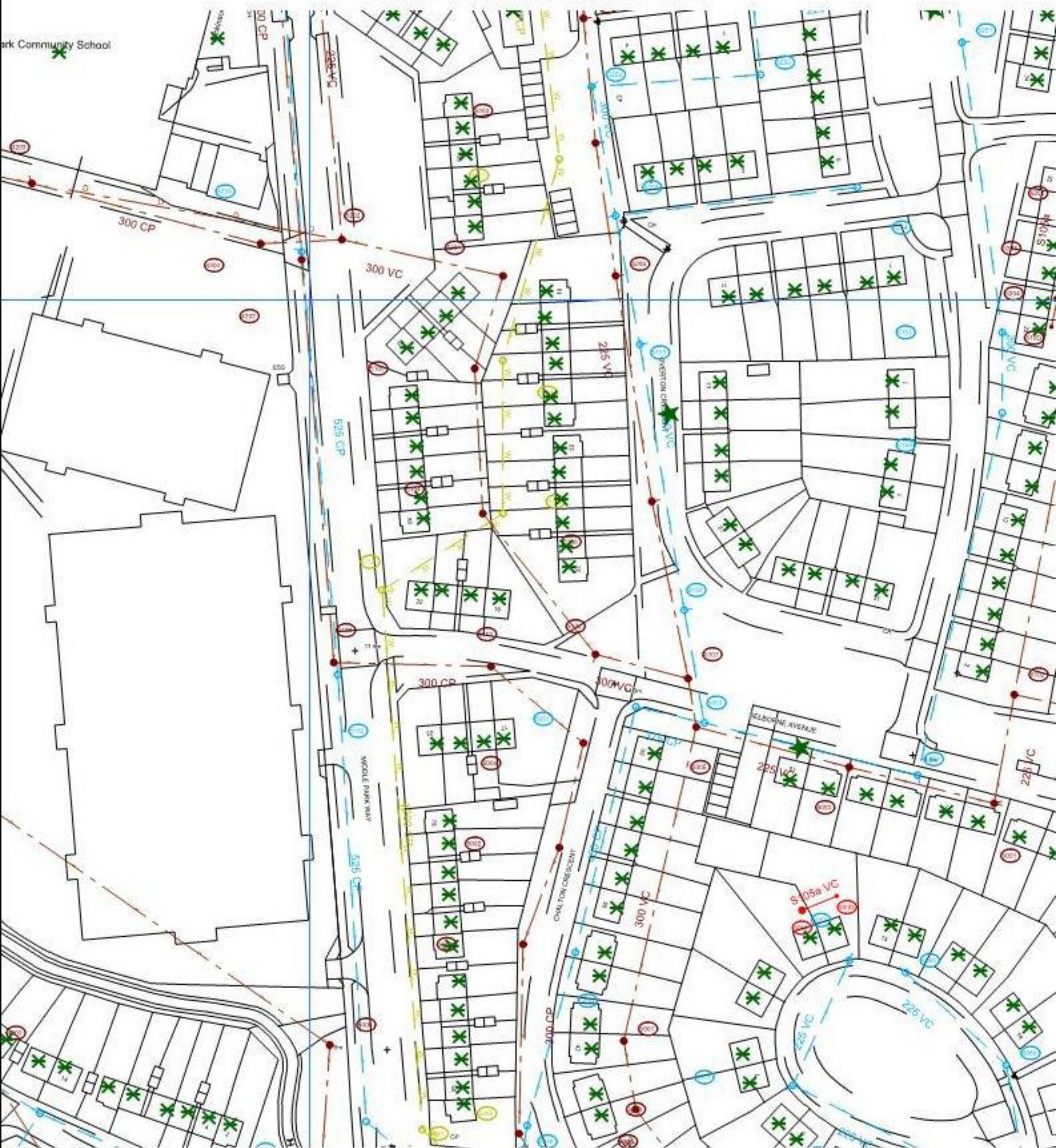
Website: southernwater.co.uk or by email at: developerservices@southernwater.co.uk

Yours faithfully,



Joff Edevane
Growth Planning Lead
Business Channels

SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

Based upon Ordnance Survey Digital Data with the permission of the controller of H.M.S.O. Crown Copyright Reserved Licence No. WJ 298530



O.S. REF: SU7008SE

Scale: 1:1250



Printed By: kishoku

Date: 6-5-2020

Screen Print

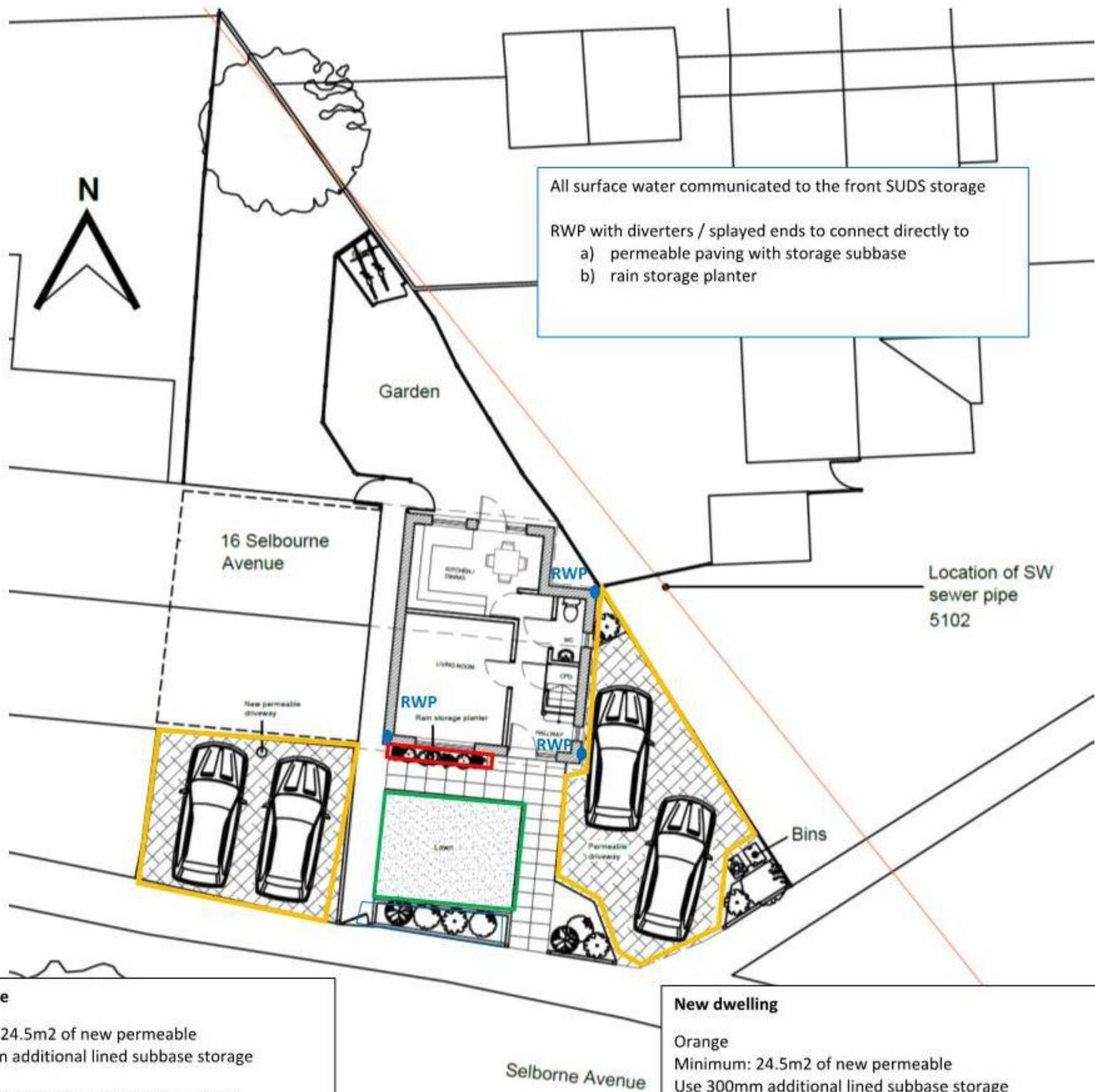
Southern Water MapGuide Browser

Requested By:

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement

Appendix B



16 Selborne

Minimum: 24.5m2 of new permeable
Use 300mm additional lined subbase storage
= 7.35m3
Assume 30% void space of granular angular
= 2.205m3 of storage

New dwelling

Orange
Minimum: 24.5m2 of new permeable
Use 300mm additional lined subbase storage
= 7.35m3
Assume 30% void space of granular angular
= **2.205m3** of storage

Green
Porous front Lawn area = c. 9.2m2

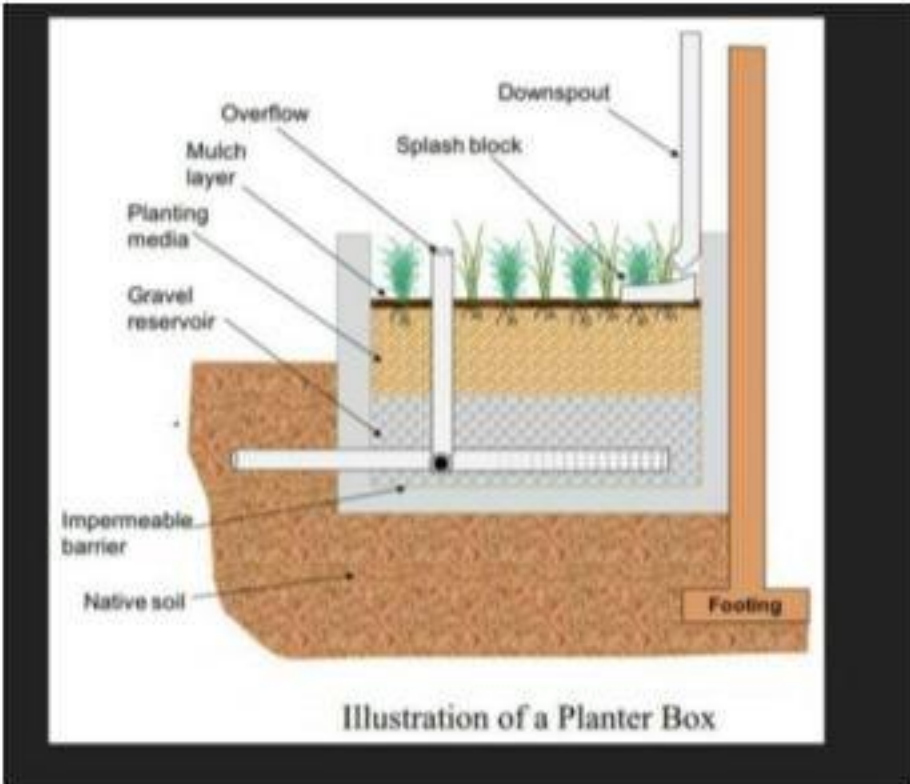
Blue
Front rain garden bio-retention planter = 4.4m2
Includes 0.2m void depth of storage = **0.88m3**

Red
Rain storage planter with direct connection from RWP
3.0m by 0.8m = 2.4m2
Include 0.5m height void storage
= **1.2m3**



Example Only:
Rain Garden / Planter Storage Specification

Example of Rainwater Diverter



Ark Environmental Consultancy Limited
49 Rosaville Road
Fulham
London
SW6 7BN

July 2021

To whom it may concern,

Re: 16 Selborne Avenue, Havant, PO9 4PX

Update based on consultation and emails with Tina Pickup

Introduction

We are the appointed flood risk and drainage consultants as part of the new 16 Selborne Avenue, Havant, PO9 4PX (the "subject site") project team. We have comprehensive experience of working with clients and council officers in order to demonstrate a scheme can indeed pass the NPPF Sequential and Exception Tests where it is appropriate in policy and legislation terms to do so.

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Existing FRA & SUDS and Sequential Test remain valid

The following reports used for the previous application remain valid.

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- FLOOD RISK SEQUENTIAL EXCEPTION TESTS-1385223 (GeoSmart Information Ltd)
 - But agreed we have and have further extended the sequential test assessemmt as per discussions with Tina Pickup
- GEOSMART RESPONSE STATEMENT RE SEQUENTIAL & EXCEPTION TESTS 1391704 (GeoSmart Information Ltd)

This addendum augments the existing valid reports by providing the necessary design and assessment response to the council objections to the previous application because:

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The above reasons indicate that there is sufficient evidence to support the fact that there are indeed no reasonable alternative sites for our scheme.

It is considered the Sequential Test can be passed for the subject site.

2. What other evidence needs to be considered in terms of reasonableness: UPDATED TO INCLUDE MORE DETAIL AND ALTERNATIVES AS REQUESTED BY TINA PICKUP

Based on the evidence provide to the council for the previous application, the council refused one new dwelling on the grounds of one allocation site.

This in itself does not follow the spirit of the sequential test; considering the council's reliance on windfall sites and shortfalls on completions, the ability to state the 5 year allocations will all be delivered seems not to fit with the reasonableness of the subject site as a developable site for one dwelling; again, the EA did not object on flood risk grounds.

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The housing figures have also been officially disputed given the often quoted modest 0.4% buffer identified in the SHLAA is now almost a year old (so will need to be updated for the current year). Based on legitimate widely available construction and completions data / news, it is considered reasonable to assume this buffer is now no longer the case given the impacts of Covid on construction rates during 2020 / 21.

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JULY UPDATE AS PER DISCUSSIONS WITH TINA PICKUP

The extract of the email exchanges are provided in Appendix A.

It was agreed in summary:

- Allocation sites
 - It is acknowledged that the position has not changed on these and that the original sequential test and the addendum already fully consider these
- Extant Planning permissions for the same or similar proposals in the wider Leigh Park Area
 - Agreed that it is considered appropriate to review all granted permissions since January 2018 for the PO9 postcode area (wider than Leigh Park) and if we find no suitable extant permission for a similar end of terrace new dwelling that is a) not constructed and b) does not have conditions discharged (if they have discharged conditions then it is reasonable to assume it is being built / committed to be built) then this shows no reasonable alternative
- Other land availability using estate agents etc
 - If we were to review the land availability for current 2021 and find none available suitable / comparable / developable, this would show no reasonable alternative.

Extant Planning Permissions PO9

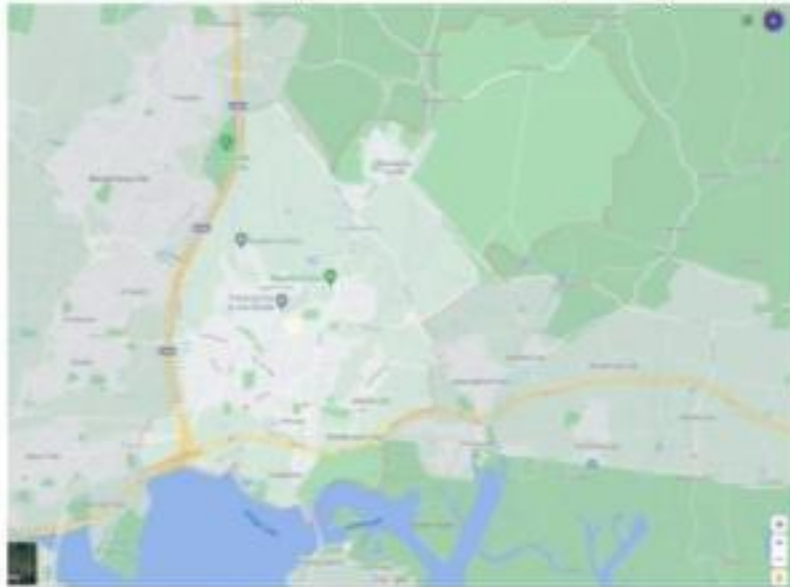
We have undertaken a full review of all similar planning permissions since January 2018 as agreed.

Conclusion:

There are no existing extant permissions available that we could build this dwelling on.

Evidence:

Area of PO9 Search (much wider than just Leigh Park)



Results of Search

Havant have approved the loss of 1 dwelling in the last 5 months, reducing the housing stock in the area of search:

APP/20/01199 | Retrospective application for conversion of 2 flats back to a dwelling. | 8 Second Avenue, Havant, PO9 2QP

Extant Planning Permissions in the whole of PO9 area

Approved and for similar scheme and site i.e. 2 bedroom new dwelling:

APP/20/00298 | Erection of 1No. 2 bed end of terraced dwelling with associated parking and access. [Note: Grampian Condition applies, contact LPA for details] (approved 15.07.2020). Request to Discharge Conditions 3, 5 & 6 (17.09.2020). | 143 Blendworth Crescent, Havant, PO9 2BD

Status: Grampian and Conditions Discharged

Not available

APP/19/00612 | Erection of 1No. 2 bed dwelling attached to 70 High Lawn Way with associated parking (12.12.19). Request to part discharge condition 6 (29.9.20). [Note: Grampian Condition applies, contact LPA for details] | 70 High Lawn Way, Havant, PO9 5BT

Status: Grampian and Conditions Discharged

Not available

APP/19/00038 | Erection of 1No. 3bed dwelling with associated access and parking. [Note: Grampian Condition applies, contact LPA for details] (Approved 12.09.2019) Request to discharge

condition No/s 2, 3, 4, 6, 7 and 12 (received 12.02.2021). | Land adj to 11 Queen Annes Drive, Havant, PO9 3PG

We included this 3 bedroom because of the size of the site BUT

Status: Grampian and Conditions Discharged

Not available

APP/18/01270 | Construction of 1 No. 2 bed end of terrace dwelling with cycle and bin storage (Approved 11/02/2019). Request to Discharge Condition 7 (21/02/2019). | Land adj 71 Hooks Farm Way, Havant, PO9 3DY

Status: Grampian and Conditions Discharged

Not available

APP/18/01191 | Erection of 1 No. 2 bed dwelling with parking. (Re-submission) (Approved 14/11/2018). Request to Discharge Conditions 2, 3, 4, 5, 6, 7 and 8 (31.05.2019). | Land rear of 55 New Road, Havant, PO9 1DD

Status: Conditions Discharged

Not available

APP/18/01045 | Construction of two storey end of terrace dwelling with addition of rear dormer and single storey rear extension to existing dwelling (Revised Application). (19.11.19). [Note: Grampian Condition applies, contact LPA for details] Request to discharge condition 9 (09.11.20). | 32 High Lawn Way, Havant, PO9 5BP

Status: Conditions Discharged

Not available

There are no other extant planning permissions in the area available to build the proposed dwelling.

Other land availability

Agreed that other properties / change of use are not a suitable alternative commensurate with this end of terrace extension to create a new dwelling.

We researched all available online land, plot and property agents.

Conclusion:

There are no similar plots available that we could build this dwelling on available at present in the wider catchment area.

There are no end of terrace properties with land adjacent available at present.

Summary of results:

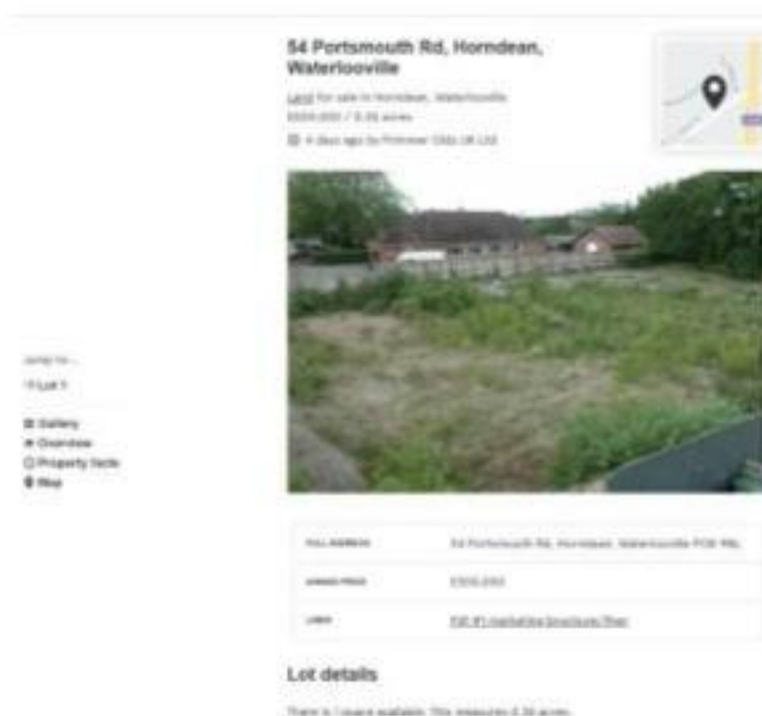
Using Rightmove

Only plot of land in the area available is large and has an existing large property.
Not similar



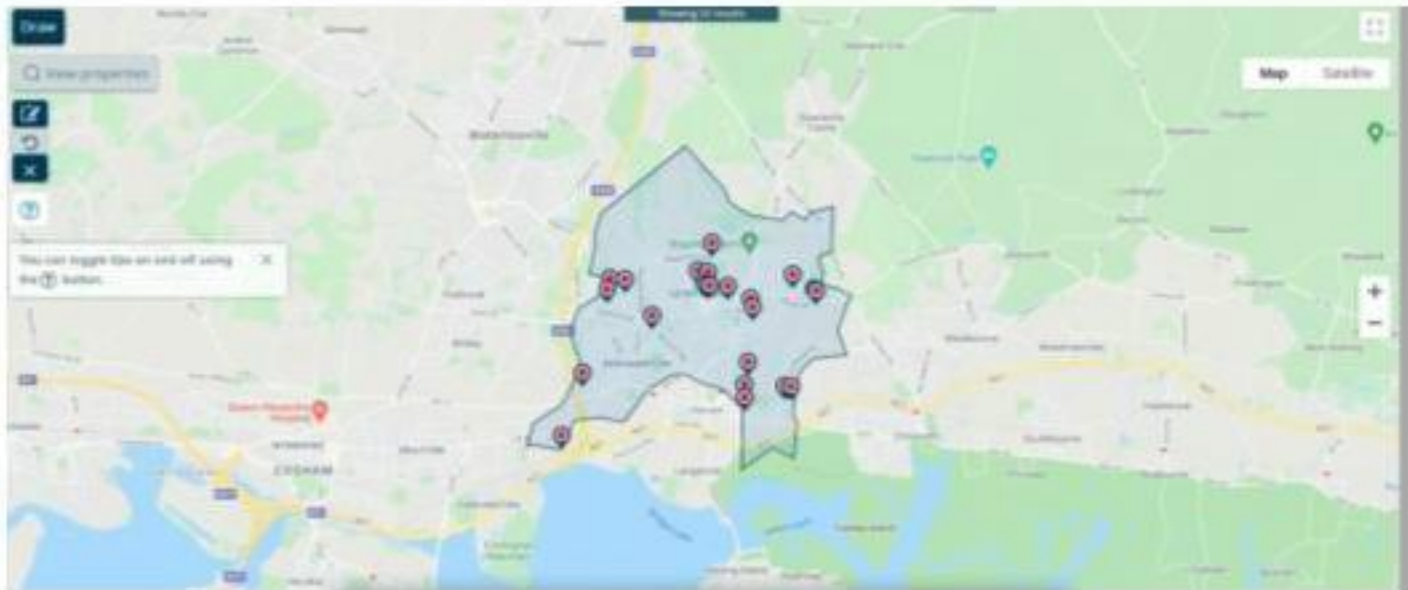
Using Realla

One plot in WaterlooVille but it is not in a residential area



Using Onthemarket, TheGuildPropertySpecialists & Zoopla:

No similar land or plots for sale; only properties; no properties with similar plot to side (though this would still not be commensurate with the ability to build an end of terrace)



Using "Englishlandforsale" and Plotfinder.net

No plots in the area.

Only plots found were in Horndean and they are pastureland at present i.e. no infrastructure.

Not reasonably available or similar site:

Freehold English Land Agency Limited
 Tel: 01403 258351

Plots of Land For Sale in the SOUTH of England

LAND FOR SALE IN THE SOUTH

Look out for the camera icon, which indicates that the location contains plot photos. Some now have videos!

- [Bexley, Wiltshire \(51 plots\)](#)
- [Bexley, Hampshire \(24 plots\)](#)
- [Bexley, Wiltshire \(18 plots\)](#)
- [Devizes, Wiltshire \(30 plots\)](#)
- [Frampton, Dorset \(1 plots\)](#)
- [Frampton - The Bexley, Dorset \(32 plots\)](#)
- [Horndean, Havant, Hampshire \(19 plots\)](#)
- [Landford, Wiltshire \(40 plots\)](#)
- [Salisbury, Southwiltshire, Hampshire \(24 plots\)](#)
- [South Wiltshire, Wiltshire \(35 plots\)](#)
- [Wimborne, Dorset \(54 plots\)](#)

LAND FOR SALE IN OTHER LOCATIONS

[South East](#) [London & Home Counties](#) [South](#) [Isle of Wight](#) [South West](#)
[East Midlands](#) [North East](#) [North West](#) [West](#)

[Plot search facility to search our online database](#)

Plot	Area (acres)	Area (sq. m)	Dimensions	Price	
1	0.06	1470	7m x 70m x 40m triangle		£100
2	0.06	1470	4m x 77m x 4m x 70m		£100
74	0.13	328	7m x 70m x 7m x 70m		£100
75	0.13	328	7m x 70m x 7m x 70m		£100
76	0.06	1470	7m x 70m x 4m x 70m		£100
77	0.07	1582	50m x 40m x 50m x 70m	£18,000	£18,000
78	0.07	1582	50m x 40m x 40m		£100
79	0.06	1470	4m x 50m x 4m x 40m	£20,000	£20,000
81	0.06	1470	4m x 40m x 4m x 40m	£20,000	£20,000
82	0.06	1470	40m x 40m x 4m x 70m		£100
83	0.2	488	40m x 50m x 4m x 40m		£100
84	0.2	488	40m x 50m x 4m x 40m		£100
85	0.2	488	40m x 50m x 4m x 40m		£100
86	0.21	496	40m x 50m x 4m x 40m		£100
87	0.21	496	40m x 50m x 4m x 40m		£100
88	0.21	496	40m x 50m x 4m x 40m		£100
89	0.06	1470	4m x 70m x 4m x 70m		£100
90	0.06	1470	4m x 70m x 4m x 70m	£18,000	£18,000
91	0.06	1470	4m x 70m x 4m x 70m		£100
92	0.06	1470	4m x 70m x 4m x 70m	£18,000	£18,000
93	0.06	1470	4m x 70m x 4m x 70m		£100

For detailed plans of land for sale at Horderns, [Click here to see available plots](#)



Using Addland

No plots of land available of similar size or in the area

Examples of their nearest site: Gas holder site: not a suitable alternative



Exception Test Addendum & Scheme Changes

The scheme has been re-designed to incorporate the highest form of SUDS feasible and also maximise the porous and permeable areas for both the existing dwelling plot and the new plot.

How can the scheme demonstrate reducing flood risk overall and hence confirm wider sustainability benefits:

- a. Tangible: a deliberate change in the scheme to remove all existing hardstanding and replacing with oversized highest forms of SUDS to reduce the flood risk to neighbours (i.e. a tangible community benefit)
- b. A deliberate change in the scheme to address the council's requirements: apply the same approach for the existing dwelling: betterment for 2 plots that would not be realised without the scheme

Please refer to Appendix B for the SUDS Layout Addendum: the SUDS layout for the new scheme.

The site and scheme specific full planning Flood Risk Assessment and SUDS design conclusion remain valid and indeed this new scheme addresses, such that in conclusion, supported by the previous reports and EA approval:

It is considered that the proposed development can be constructed and operated safely in flood risk terms, without increasing flood risk elsewhere, in fact reducing flood risk overall; it is therefore considered appropriate development in accordance with the NPPF/PPG.

Updated Conclusion

In discussion with the Havant planning team, we extended the Sequential Test Addendum.

We have undertaken the additional search of reasonably available alternative sites.

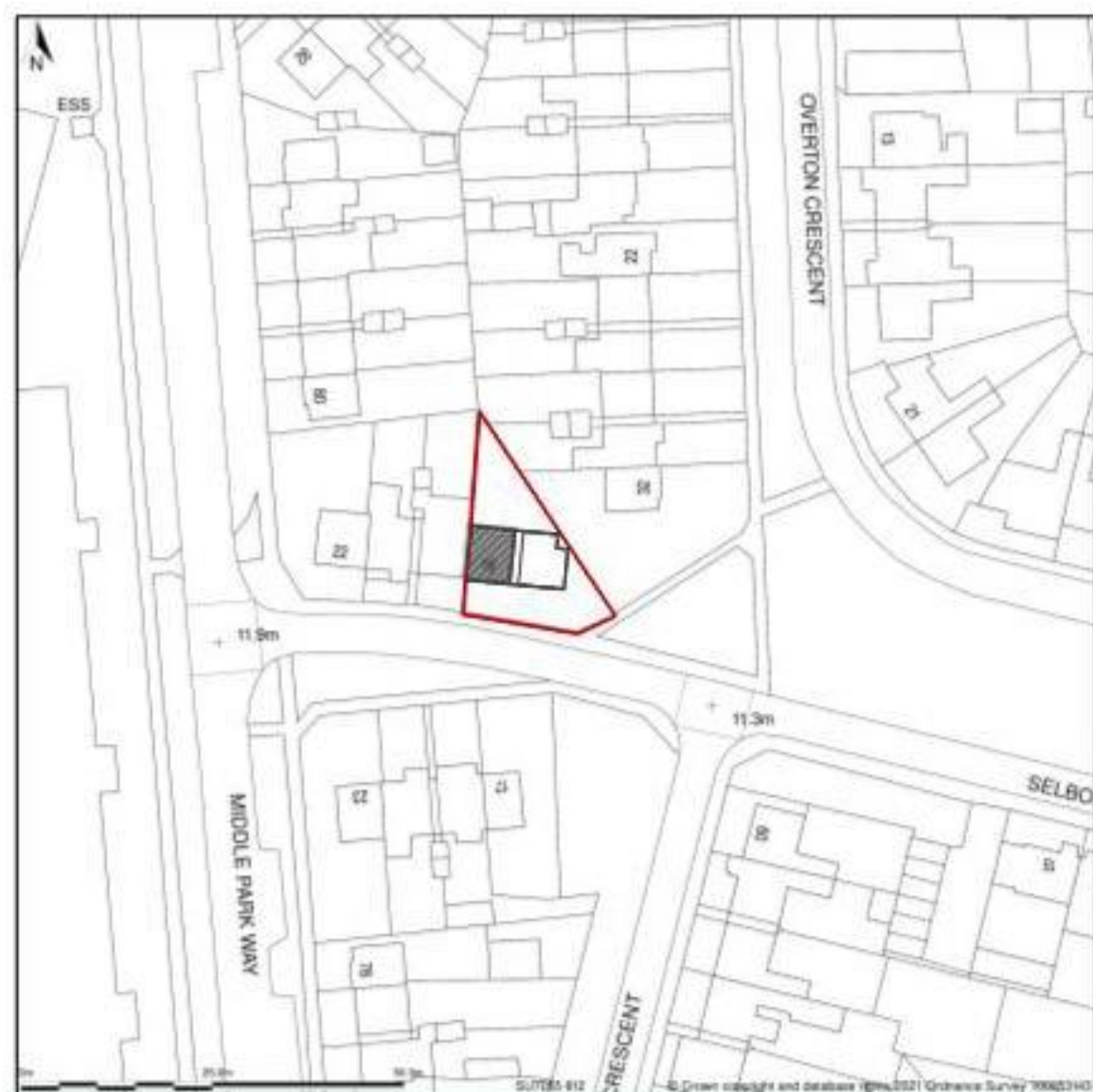
The research indicates there are no reasonably available alternative sites in the search area, a search area which was greater than required.

We consider that the scheme can pass the Sequential Test.

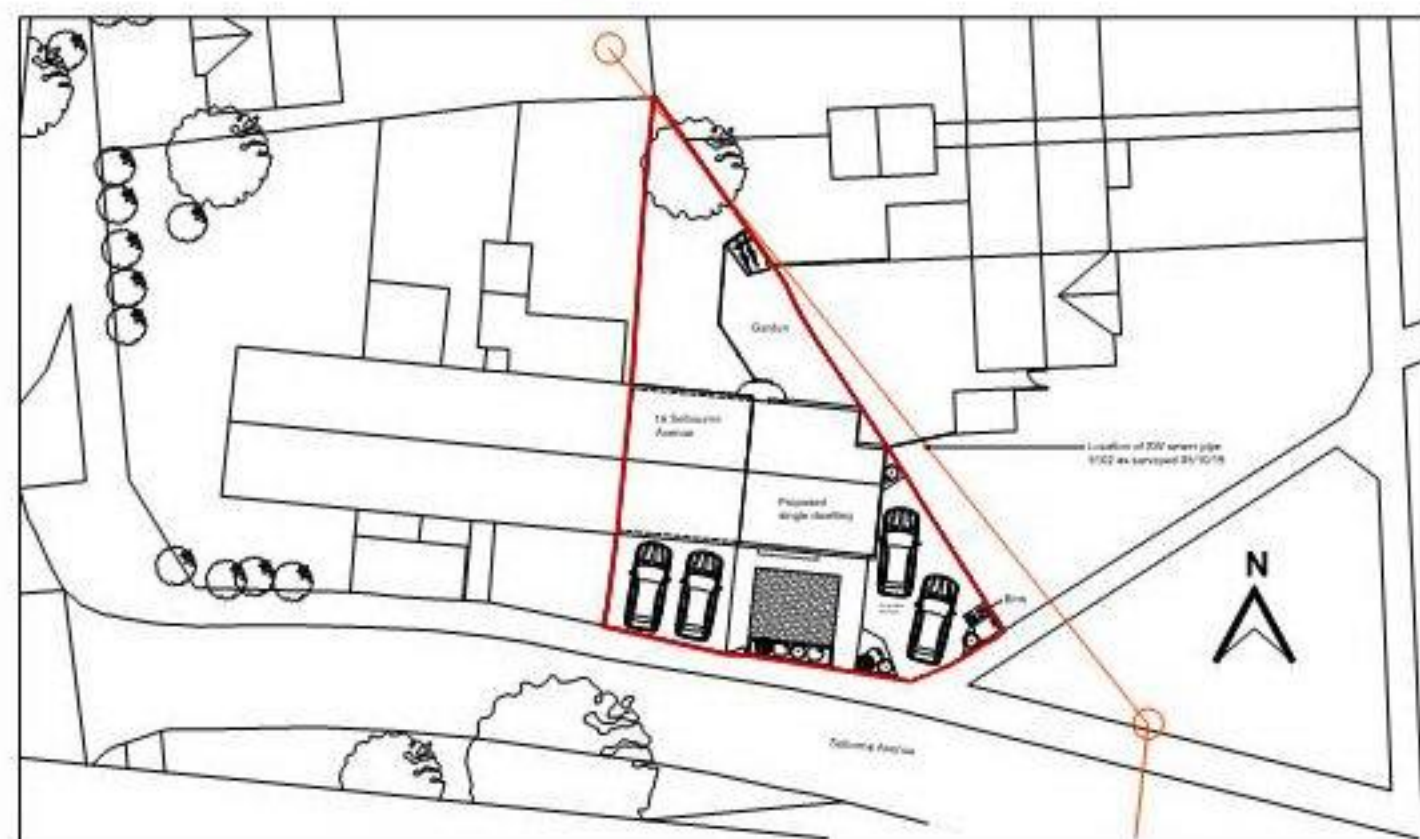
Appendix A

Appendix B

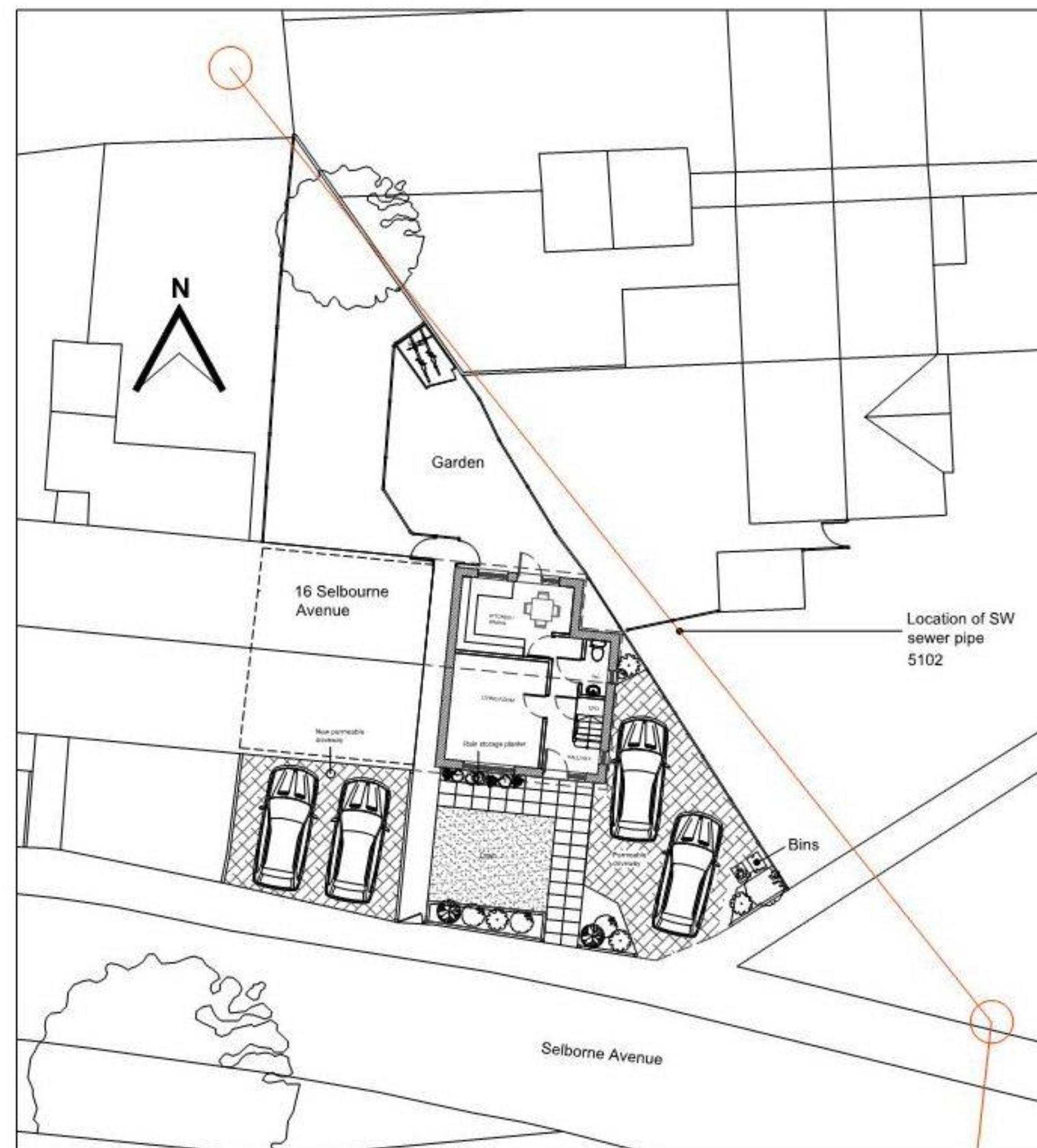
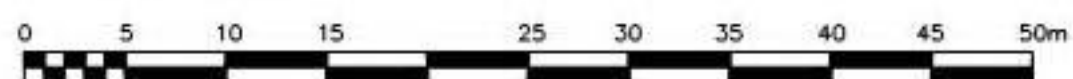
Appendix A



LOCATION plan
Scale 1:1250



BLOCK plan
Scale 1:500



SITE plan
Scale 1:200



BESPOKE architects

Tel: 01243 373245 Mobile: 07970439156

Project:
16 Selborne Avenue, Havant

Drawing:
PLANNING
Location plan

20.149

Drawing: **P01A**

Havant Borough Council
Development Control
Civic Offices
Civic Centre Road
Havant
Hampshire
PO9 2AX

Our ref: HA/2020/122190/01-L01
Your ref: APP/20/00302
Date: 21 April 2020

Dear Sir or Madam,

ERECTION OF 1NO. 3BEDROOM DETACHED DWELLING.

16 SELBORNE AVENUE, HAVANT, PO9 4PX.

Thank you for the consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position and comments below.

Environment Agency position

We request that the following condition be attached to any planning permission granted, and that the details in relation to the condition be submitted and approved by the Local Planning Authority.

Condition

The development shall be carried out in accordance with the submitted Flood Risk Assessment (ref: 72330R1, dated 2019-11-07, by GeoSmart Information Ltd), and the following mitigation measures detailed therein:

- **Finished floor levels shall be set no lower than 12.80 metres above Ordnance Datum (AOD).**

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements.

The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons

To reduce the risk of flooding to the proposed development and future occupants.

The condition is in line with the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully,

Miss Anna Rabone
Sustainable Places Advisor

Direct dial: 02077 140525

Direct e-mail: anna.rabone@environment-agency.gov.uk

From: Pickup, Tina
Sent: 04 June 2021 10:04
To: George Locke; Bespoke Architects
Cc: Boulter, Jacqueline
Subject: RE: APP/21/00353 - 16 Selborne Avenue - Erection of 1No.2 bed dwelling

Dear Mr Locke,

Thank you for your email. Please find our response in blue below, noted by your comments:

Please note that once the relevant information has been provided to bring the sequential test up-to-date, the LPA will then formally assess the whole sequential test and the exception test for the current application. These emails in no way offer any kind of acceptance of the sequential or exception tests to date and simply confirm methodology.

Thank you for your co-operation in this matter,

Tina Pickup

Tina Pickup
Senior Planning Officer
Planning Services
Havant Borough Council, Public Service Plaza, Civic Centre Road, Havant, PO9 2AX

Tel: 023 92 446461 Mobile: 07803 428064
CURRENT WORKING PATTERN – Monday, Wednesday, Friday
Advance Notice of Leave:

Email: tina.pickup@havant.gov.uk
www.havant.gov.uk

From: George Locke <floodriskglnk@gmail.com>
Sent: 02 June 2021 18:56
To: Pickup, Tina <Tina.Pickup@havant.gov.uk>; Bespoke Architects <tracey@bespokearchitects.co.uk>
Cc: Boulter, Jacqueline <Jacqueline.Boulter@havant.gov.uk>
Subject: RE: APP/21/00353 - 16 Selborne Avenue - Erection of 1No.2 bed dwelling

Tina,

Many thanks for the response.

- a) What is your response however on the fact that Havant are “only able to demonstrate 4.8 years supply of housing”? This means the sequential test can be passed, technically?
- b) Given we are having to play a numbers game, despite Point a) above, in an attempt to again provide some sanity on this, in the wider search area of PO9, Havant have approved the loss of 1 dwelling in the last 5 months, reducing the housing stock in the area of search:
APP/20/01199 | Retrospective application for conversion of 2 flats back to a dwelling. | 8 Second Avenue, Havant, PO9 2QP
 - i. I appreciate that there might be a housing mix argument for this, but after all, stepping back, we are playing a tenuous numbers requirement

- ii. I am dealing with many applications, particularly in London, where reducing the housing stock even for a reversion is not permitted out of principle (I appreciate there are many nuances).

The 5 year supply is only one of many considerations which will factor into the final decision. The fact that Havant currently does not have a 5 year housing land supply does not mean that all policy requirements are set aside, so the sequential test is still required.

Regardless of the above, I hope we can agree that this all hinges on:

1. Extant Planning Permissions in Leigh Park area: we need to discuss because I am surprised you have used this guidance from 2014 (update 2017) and it is not used from experience because the "reasonably available" is failed: as stated by Planning Inspectors at every appeal I have done and as stated by other councils, so this is a curiosity:
 - a. These sites are not reasonably available because they already have planning for something else by someone else
 - b. They are not available because simply we could not build on those sites; it is unreasonable to suggest so in the spirit of the NPPF guidance

The link provided is to the live guidance on the government website. We have no reason to believe that it is no longer valid. While we of course acknowledge that many sites with extant permissions may not be reasonably available, this is not a reason not to explore this source.

BUT in the spirit of the NPPF reasonableness:

Resolution 1

If we were to review all granted permissions since January 2018 for the PO9 postcode area (wider than Leigh Park) and find no suitable extant permissions for a similar end of terrace new dwelling that is a) not constructed and b) does not have conditions discharged (if they have discharged conditions then it is reasonable to assume it is being built / committed to be built):

Would you be happy that this particular requirement was no longer in contention? Yes, this seems a reasonable approach, though an assessment of their availability would need to be included.

This would just leave:

2. Available land for a 1 dwelling plot
 - a. To comply with the "reasonable alternative" requirements of the NPPF, this revised review would again need to be commensurate with the scale and type of the scheme proposed.
 - b. An existing property site is not to be included as a category because it is not commensurate; demolition and change of use are not reasonable alternatives

Yes, this seems reasonable

Resolution 2

If we were to review the land availability and find none available suitable / comparable / developable:

Would you be happy that we have demonstrated our site can pass the sequential test?

We will not prejudice the sequential test.

George

07954357588

Ark Environmental Consultancy Ltd

www.floodriskassessment.net

We don't just do Flood and SUDS: we cover all Environmental disciplines. All stages: Planning, Feasibility, Conditions Discharge, Construction Stage

From: [Pickup, Tina](#)

Sent: 02 June 2021 17:10

[REDACTED]; [Bespoke Architects](#)

Cc: [Boulter, Jacqueline](#)

Subject: RE: APP/21/00353 - 16 Selborne Avenue - Erection of 1No.2 bed dwelling

Dear Mr Locke & Ms Parker,

Thank you for your emails of last week and your further thoughts on the flood risk documents you have submitted in support of the application APP/21/00353 at 16 Selborne Avenue. Jacqueline Boulter and myself have now discussed the points made and we have the following comments to make:

In terms of the sequential test, we remain of the view that it is not suitable for this application to rely on the sequential test from the previous application, even with the addendum that has been provided. It is our opinion that the addendum is not an update of the sequential test itself, but rather reads as a rebuttal of the council's assessment of the previous test. While we will of course consider the points made in the addendum, it does not provide an up to date document that demonstrates that alternative sites have been considered for this current application. The original Flood Risk by GeoSmart was dated 07/11/2019, which in turn was updated by GeoSmart with a Response Statement dated 14/05/2020. Clearly the position on the availability of sites could have changed in the intervening time, but this has not been demonstrated.

We maintain that to be complete for consideration as part of the current application, your submission should consider:

- Allocation sites (it is acknowledged that the position has not changed on these and that the original sequential test and the addendum already fully consider these)
- Extant Planning permissions for the same or similar proposals in the wider Leigh Park Area (You assert that it is wrong of the council to request consideration of extant planning permissions. Please see the national guidance for applicants at <https://www.gov.uk/guidance/flood-risk-assessment-the-sequential-test-for-applicants#information-about-alternative-sites>, which specifically states: 'Also look at sites that haven't been allocated in the local plan, but that have been granted planning permission for a development that's the same or similar to the development you're proposing. Your local planning authority will have details of sites with planning permission.'))
- Land or property for sale that would be suitable to accommodate a one dwelling scheme (eg from estate or land agents)
- Any other sources or information you have considered

To be passed, an up to date sequential test must show that these sources have been considered, and that no suitable alternative sites are currently available. We remain of the view that we have not received an adequately up to date assessment from you.

Regarding the exception test, the submitted material makes the case that the exception test is passed, and the Council is not seeking further information in this regard. However please note this email is in no way committing to agreeing to your conclusion of the exception test at this stage.

With respect to the Flood Risk Assessment and finished floor level - please can you provide amended plans demonstrating that the necessary finished floor level of 12.80m AOD to satisfy the EA can be achieved. Given the background to this case please can you provide a clear cross section detailing the ffl relative to natural ground level and the adjacent dwelling.

Thank you,

Tina Pickup & Jaqueline Boulter

Tina Pickup
Senior Planning Officer
Planning Services
Havant Borough Council, Public Service Plaza, Civic Centre Road, Havant, PO9 2AX

Tel: 023 92 446461 Mobile: 07803 428064

CURRENT WORKING PATTERN – Monday, Wednesday, Friday

Advance Notice of Leave:

Email: tina.pickup@havant.gov.uk
www.havant.gov.uk



Subject: RE: APP/21/00353 - 16 Selborne Avenue - Erection of 1No.2 bed dwelling

Tina

Many thanks. I totally appreciate how busy you must be.
Your job is literally determining the direction of the UK economy given construction is the skeletal remains.

Jacqueline: happy to discuss whenever.

I am totally in agreement with the distinctiveness of FRA vs Sequential.
My main reason for stating the EA have not objected is in pragmatic terms; step back and see the validity; it is one dwelling, the EA are happy it can be constructed and operated safely, granted with the FFL being appropriate.
The policy angle has been, to my mind, appropriately addressed.

The client has paid for the compliance to be drilled down and drilled down further; last time down to the feeling from the council that just one particular garage site was also potentially appropriate; it should not have come to that because those sites need full parking compensation which means they are not reasonable alternatives to our site; they are simply not reasonable available.

You step back from that and hopefully genuinely you should see, in the context of the housing requirements, that it is all getting a bit too much.

The landscape of housing requirements indeed has changed.

We deliberately cut to the chase with the addendum and as you know planning has nuances.

I hope we can get the sanity back into this one.

George

07954357588

Ark Environmental Consultancy Ltd

www.floodriskassessment.net

We don't just do Flood and SUDS: we cover all Environmental disciplines. All stages: Planning, Feasibility, Conditions Discharge, Construction Stage

From: [Pickup, Tina](#)

Sent: 28 May 2021 14:11

To: [George Locke](#); [Boulter, Jacqueline](#)

Cc: [Bespoke Architects](#)

Subject: RE: APP/21/00353 - 16 Selborne Avenue - Erection of 1No.2 bed dwelling

Dear Mr Locke,

I have just returned from lunch break & heard your voicemail, thank you.

I confirm receipt of yesterday's email which has already been shared with my Policy colleague Jacqueline Boulter. The points you raise are quite significant and require our careful consideration before being able to respond.

I do note the EA's no objection, but that is based on the ffl achieving 12.80m AOD which the scheme has not to date adequately demonstrated. The sequential & exception issues are a separate and distinct matter and we will respond/be in touch with regards your points in due course; workloads are extreme at the moment and with the Bank Holiday it will likely be towards the end of next week now.

Thanks, Tina Pickup

Tina Pickup

Senior Planning Officer

Planning Services

Havant Borough Council, Public Service Plaza, Civic Centre Road, Havant, PO9 2AX

Tel: 023 92 446461 Mobile: 07803 428064

CURRENT WORKING PATTERN – Monday, Wednesday, Friday

Advance Notice of Leave: Friday 21st May 2021

Email: tina.pickup@havant.gov.uk

www.havant.gov.uk

From: George Locke <floodriskglnk@gmail.com>
Sent: 27 May 2021 15:33
To: Pickup, Tina <Tina.Pickup@havant.gov.uk>
Cc: Bespoke Architects <tracey@bespokearchitects.co.uk>; len Sturgess <boshambuilders1@gmail.com>
Subject: APP/21/00353 - 16 Selborne Avenue - Erection of 1No.2 bed dwelling

Tina,

We are the flood risk, sequential and drainage specialists working on behalf of the client and we produced the addendum report.

Please can we have a chat with you or your policy advisor on this one, please.

To note:

We have been trying to help Len out where the other consultants had failed.

We deliberately recommended an addendum approach, for reasons explicitly cited in our addendum.

This is because the previous FRA and the main sequential assessment information is indeed still valid.

As a result, the EA have again not objected to this application (on the planning portal).

Havant also published in Dec 2020 that they are "only able to demonstrate 4.8 years supply of housing" and that is without going in to detail of the validity of the assumed completions of the bigger allocation sites in that 5 year period.

So again, to have to re-do the full sequential test seems to be unreasonable.

We did indeed read your October 2020 summary of what a sequential test should involve. It would be very good to discuss what we believe to be an error in that guidance:

"For sites smaller than 5 dwellings, the most likely sources of alternative sites are

- Extant planning permissions for the same or similar developments as that proposed"

The wording used means that this statement is incorrect because it is widely accepted in sequential guidance that if a site already has planning permission, then it is not reasonably available for the intended project.

That was also an error in the Decision Notice Pgh 7.6 relating to the Leigh Park area.

Indeed it was not used by the officer as the reason for refusal on sequential grounds and indeed it cannot be used.

Furthermore, the fact that end of terrace sites might be in existence is irrelevant if they are not currently available, because that means they are not a reasonable alternative site.

The implication of Pgh 7.6 of the previous decision notice is also that we should seek out "windfall" sites as part of the reasonable alternatives search. This cannot be correct, because the whole point of the windfall sites is that they are a snapshot in time, owned by others, not put up for sale and turn up as planning applications unexpectedly; so again, they are not reasonable alternatives as they are not available.

There are no other plots of land for sale in the Leigh Park area: would this evidence, together with the evidence in the deliberately detailed Addendum be sufficient for Havant to pass the sequential test for our site?

In terms of Exception Test: our response is in our deliberately detailed Addendum which we can discuss or maybe you / policy team / drainage team have specific questions on what we have provided as evidence?

George

07954357588

Ark Environmental Consultancy Ltd

www.floodriskassessment.net

We don't just do Flood and SUDS: we cover all Environmental disciplines. All stages: Planning, Feasibility, Conditions Discharge, Construction Stage

On Mon, 24 May 2021, 18:25 Bespoke Architects, <tracey@bespokearchitects.co.uk> wrote:

Dear George

APP/21/00353 - 16 Selborne Avenue - Erection of 1No.2 bed dwelling

I hope this email finds you well.

With reference to the above and my email of last week, I updated the planning officer and she has come back as follows.

Many thanks

Kind regards

Tracey Parker

Bespoke Architects

T: 01243 373245

M: 07970439156

From: Pickup, Tina <Tina.Pickup@havant.gov.uk>

Sent: 24 May 2021 17:47

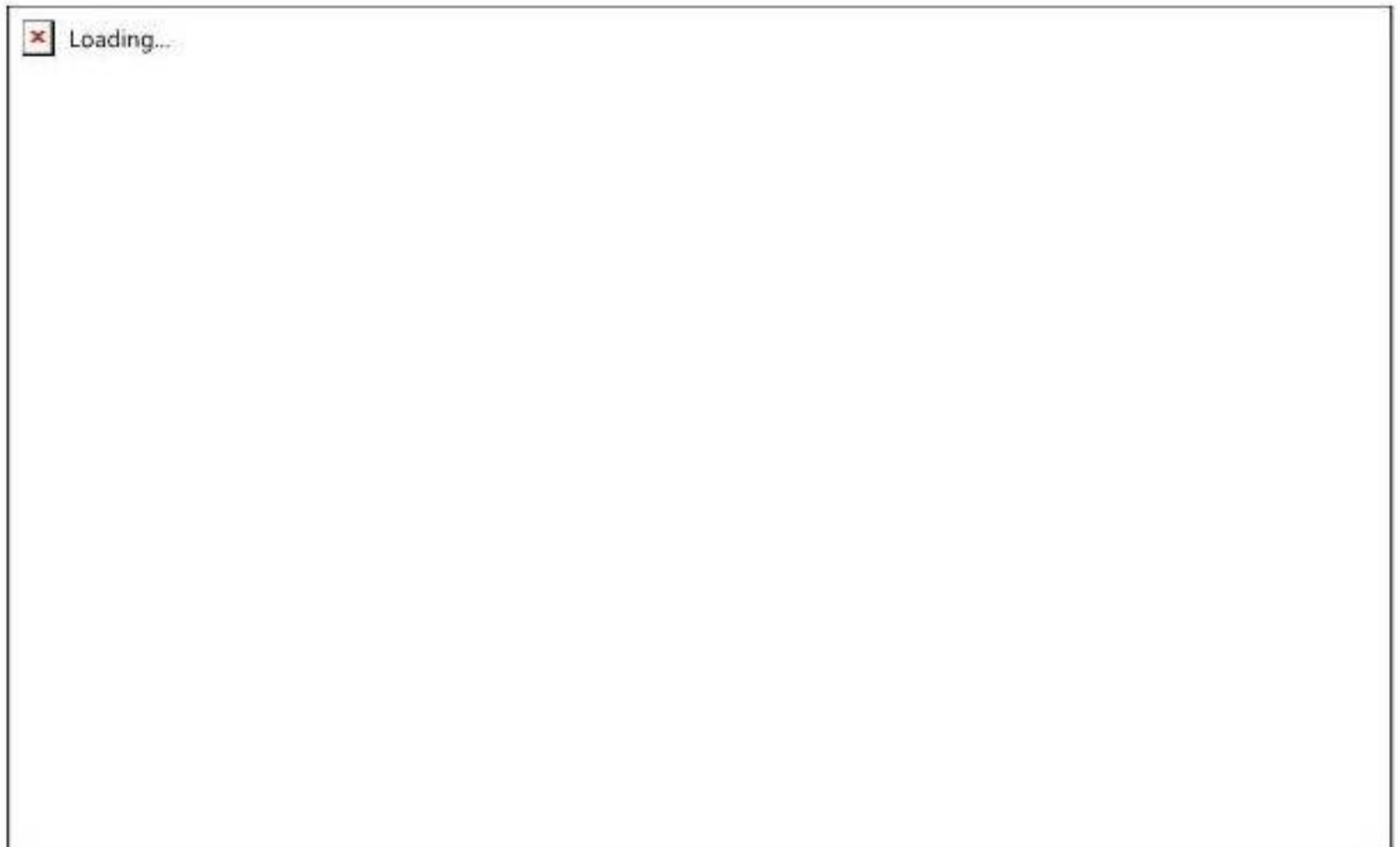
To: Bespoke Architects <tracey@bespokearchitects.co.uk>

Subject: RE: APP/21/00353 - 16 Selborne Avenue - Erection of 1No.2 bed dwelling

Dear Ms Parker,

Thank you for your reply and update.

I welcome the proposed dwelling achieving a ffl of 12.80m AOD for flood risk purposes, but will definitely need to see a revised plan on how this is to be achieved without altering the design/ridge heights etc. The previous drawings of the previous scheme showed the 12.8 level and it appears quite high relative to natural ground level (see extract below with heights marked in red).



I will await a further update regarding the sequential & exception matters from your consultant.

Regarding other matters – could I please ask whether the applicant wishes to resolve the financial contributions this time? The previous applications these were never done and added as a reason for refusal. If the applicant does wish to make the appropriate financial

contributions as mitigation towards both the added recreational pressure (SRMS) and impact on water quality (nutrients) then I need to progress with undertaking the Habitats Assessment Appropriate Assessment and consultation with NE. But to do so we will need to talk about your nitrogen budget as I'm afraid the one submitted to date is not quite right. Its complicated and much easier to discuss over the phone.

Should the applicant choose to progress to making the appropriate financial contributions and the application is still refused, then the monies paid are refundable (minus the small admin fee) in the event of a dismissed appeal or after 6 months (ie after the period when an appeal could be lodged). Obviously if the application is refused and does go to appeal, then having the financial contributions sorted makes it easier for the Inspector.

At this early stage, and without sight of any updated FRA, plans etc, I am minded to think the current application is still likely to be recommended for refusal, based on potentially the sequential & exception test; residential amenity – both impact on neighbour from outlook/overshadowing and inadequate amenity space for future occupiers. This opinion is offered informally at the moment and not binding on any future decision.

In light of this information, could you please let me know whether the applicant wishes to make the relevant financial contributions or not?

Thanks, Tina Pickup

Tina Pickup

Senior Planning Officer

Planning Services

Havant Borough Council, Public Service Plaza, Civic Centre Road, Havant, PO9 2AX

Tel: 023 92 446461 Mobile: 07803 428064

CURRENT WORKING PATTERN – Monday, Wednesday, Friday

*Advance Notice of Leave: **Friday 21st May 2021***

Email: tina.pickup@havant.gov.uk

www.havant.gov.uk

From: Bespoke Architects <tracey@bespokearchitects.co.uk>

Sent: 21 May 2021 09:09

To: Pickup, Tina <Tina.Pickup@havant.gov.uk>

Subject: APP/21/00353 - 16 Selborne Avenue - Erection of 1No.2 bed dwelling

Importance: High

Dear Ms Pickup

APP/21/00353 - 16 Selborne Avenue - Erection of 1No.2 bed dwelling

Thank you for your email and apologies for the delay in responding.

With regards to your original email on 12th May 2021, we can confirm that the FFL is to be set at 12.80m AOD, which is the same as the previous Flood Risk Assessment and as such we will add this level as an annotation to drawing and will issue this when complete as confirmation that everything, design wise, is in accordance with the previous Flood Risk Assessment.

Regarding the sequential test matters, we have been in contact with George Kelly (ARK) and he will be responding to you directly on this matter with a copy to us.

In response to your more recent email, we have also asked George to look at this and come back with updated information and will forward this when available.

Kind regards

Tracey Parker

Bespoke Architects

T: 01243 373245

M: 07970439156

From: Pickup, Tina <Tina.Pickup@havant.gov.uk>

Sent: 14 May 2021 09:41

To: Bespoke Architects <tracey@bespokearchitects.co.uk>

Subject: FW: APP/21/00353 - 16 Selborne Avenue - Erection of 1No.2 bed dwelling

Dear Ms Parker,

Further to my email sent 12/5 below, I have now had a quick informal chat with our Policy Planner and she has also pointed out that the current submission also needs to provide an updated review of sites available from estate and land agents, since the one from 2019 is now clearly out of date. So could your consultants please provide a thorough updated sequential and exception test document relevant to the current application, and not just a rebuttal statement of past documents. We need to have up to date information on all these matters to be able to fully assess the current application.

Thanks, Tina Pickup

Tina Pickup

Senior Planning Officer

Planning Services

Havant Borough Council, Public Service Plaza, Civic Centre Road, Havant, PO9 2AX

Tel: 023 92 446461 Mobile: 07803 428064

CURRENT WORKING PATTERN – Monday, Wednesday, Friday

Advance Notice of Leave:

Email: tina.pickup@havant.gov.uk

www.havant.gov.uk

From: Pickup, Tina

Sent: 12 May 2021 15:34

To: 'tracey@bespokearchitects.co.uk' <tracey@bespokearchitects.co.uk>

Subject: APP/21/00353 - 16 Selborne Avenue - Erection of 1No.2 bed dwelling

Dear Ms Parker,

I refer to your current planning application for a dwelling at 16 Selborne Avenue following the previous refusals at the site.

I have been reviewing the flood risk documents submitted and note the following:

FRA – levels

I am of the opinion that the previous documents prepared by GeoSmart are not applicable to this submission and are therefore out of date and not relevant. The original FRA dated 11-07-2019 considers in detail the finished floor level necessary to avoid fluvial flooding and recommends at Table 10 that the ffl is set at 12.80m AOD. The plans for the previous dwellings proposed that ffl which is why the EA raised no objection, subject to a ffl of 12.8mAOD being conditioned.

The current submission does not appear to achieve this ffl – please can you confirm the proposed ffl as I cannot see it clearly specified in any of the submission documents. The only reference I can find is within your D&A Statement where you state *“Following advice from the flood risk and drainage consultant, the applicant is no longer considering raising the internal floor level but installing SUDs storage beneath permeable surfaces to the driveway of both the existing and proposed property, along with a couple of rain storage planters in the front area, as shown on the accompanying plans”*. I am not sure SuDs alone will overcome the risk from fluvial flooding.

Your new updated Flood Risk document, by Ark Environmental dated March 2021 states that the existing reports remain valid, but when you are not meeting the key ffl proposed within the original document I dispute that claim. I consider a revised FRA (separate to the sequential & exception tests) is needed that relates specifically to the current proposal.

Sequential & Exception Tests

My Policy Team colleagues have not yet reviewed your Sequential & Exception Addendum report by Ark Environmental and I await their formal comment. In the meantime though I note that this document focuses entirely on site L146 and housing supply and makes no reference to any extant permission sites generally available in the wider Leigh Park area. The delegated report to the previous refusal APP/20/00302 considers this at para 7.6 (see link below) and provides some examples of recent permissions for similar end of terrace dwellings in the area. It remains my view that the sequential test is not passed when these alternative sites exist in Leigh Park, and there may be more, (this was not an exhaustive list, just some examples). Perhaps your consultants would like the opportunity to comment or provide a further update on this issue before we determine the current application based on the information to date?

https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_247965

Thank you,

Tina Pickup

Tina Pickup

Senior Planning Officer

Planning Services

Havant Borough Council, Public Service Plaza, Civic Centre Road, Havant, PO9 2AX

Tel: 023 92 446461 Mobile: 07803 428064

CURRENT WORKING PATTERN – Monday, Wednesday, Friday

Advance Notice of Leave:

Email: tina.pickup@havant.gov.uk

www.havant.gov.uk



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

Your ref
APP/20/00302

Our ref
PLAN-032872

Date
07/05/2020

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Erection of 1No. 3bedroom detached dwelling. (Revised).
Site: APP/20/00302: - 16 Selborne Avenue, Havant, PO9 4PX.

Thank you for your letter dated 17/04/2020.

Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link:
southernwater.co.uk/infrastructure-charges

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

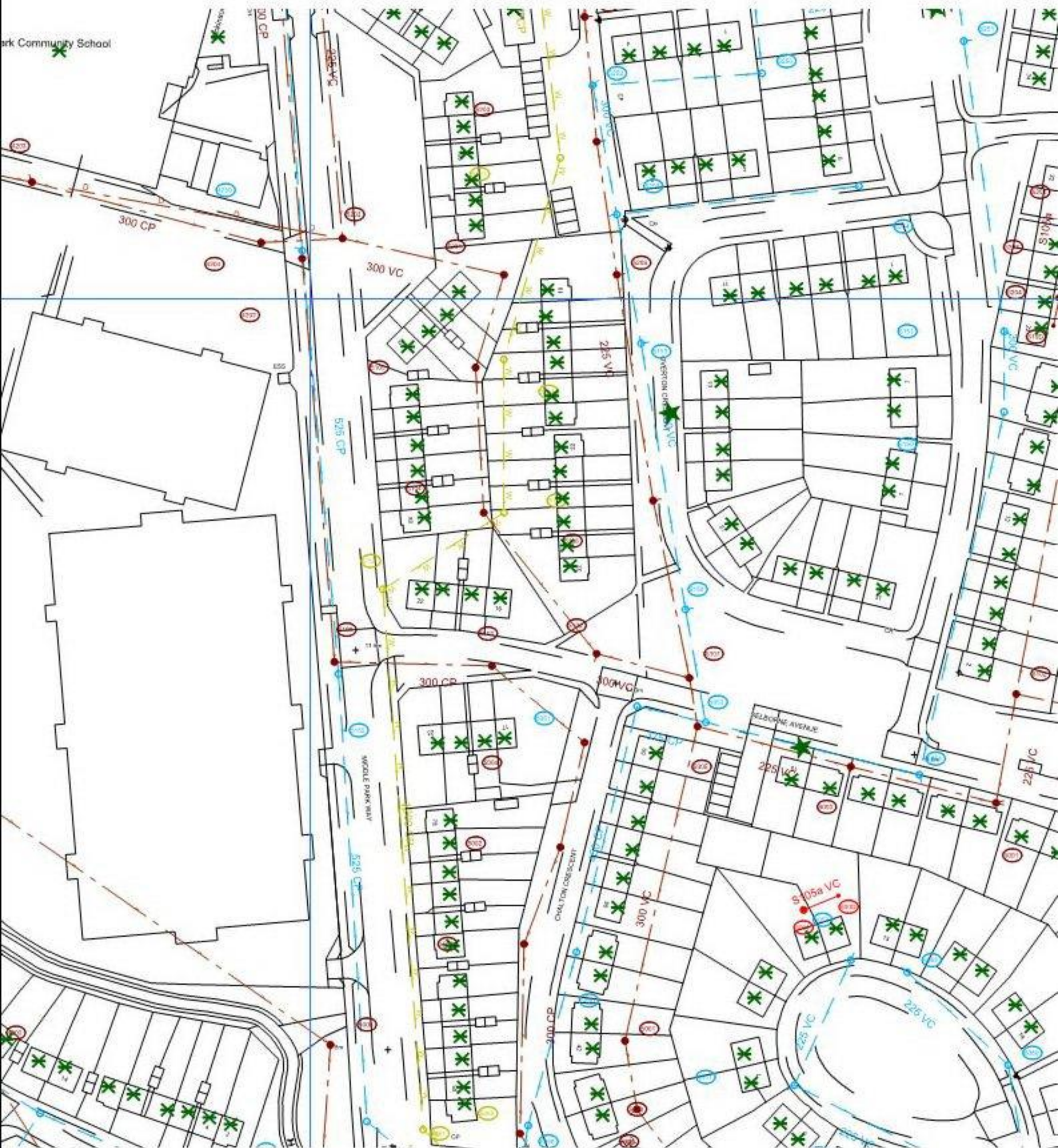
Website: southernwater.co.uk or by email at: developerservices@southernwater.co.uk

Yours faithfully,



Joff Edevane
Growth Planning Lead
Business Channels

SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

Based upon Ordnance Survey Digital Data with the permission of the controller of H.M.S.O. Crown Copyright Reserved Licence No. WTJ 298530

Southern Water

O.S. REF: SU7008SE

Scale: 1:1250

Printed By: kishoku

Date: 6-5-2020

Screen Print

Southern Water MapGuide Browser

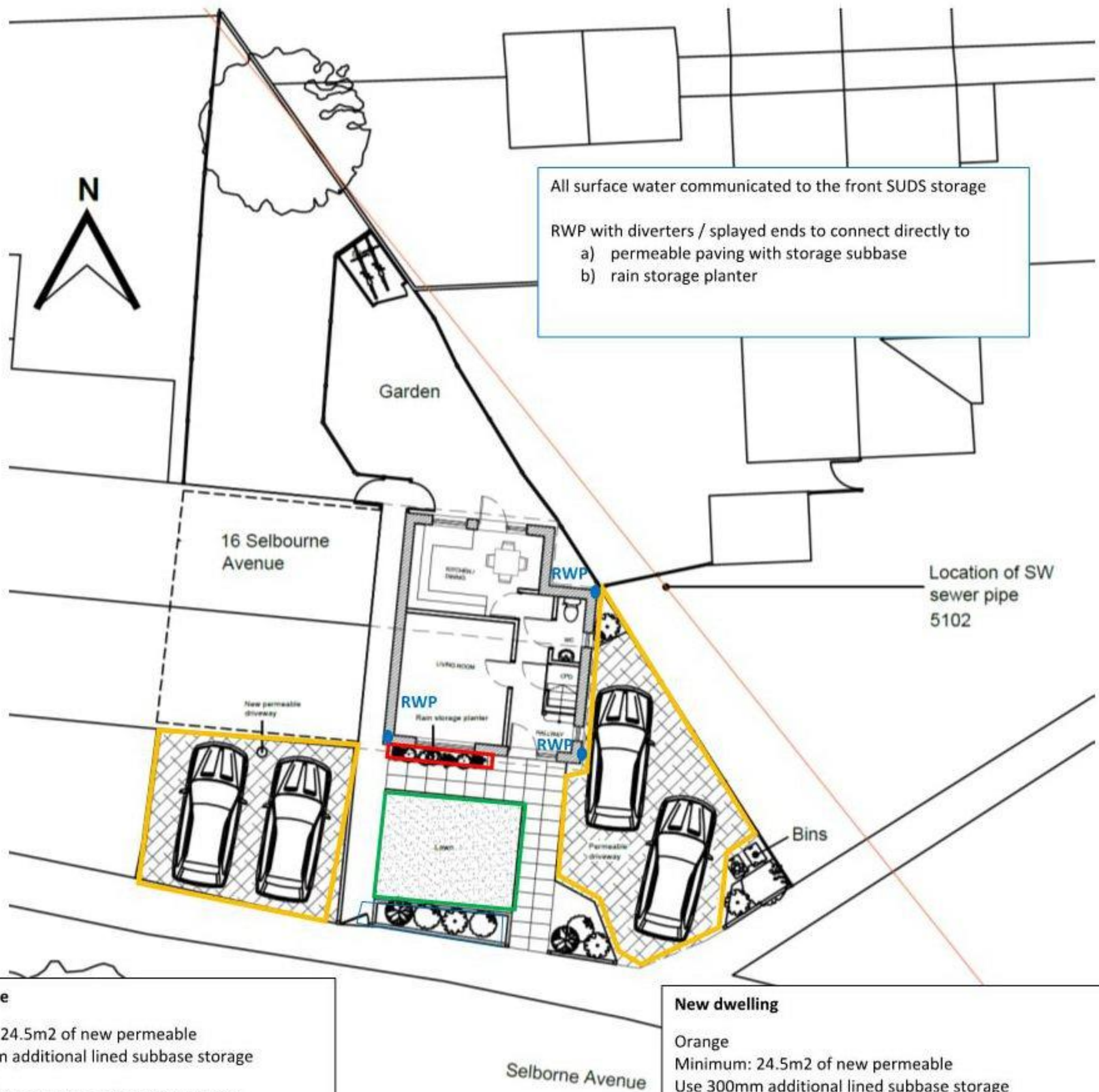
Requested By:

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement



Appendix B



16 Selborne

Minimum: 24.5m² of new permeable
Use 300mm additional lined subbase storage
= 7.35m³
Assume 30% void space of granular angular
= 2.205m³ of storage

New dwelling

Orange
Minimum: 24.5m² of new permeable
Use 300mm additional lined subbase storage
= 7.35m³
Assume 30% void space of granular angular
= **2.205m³** of storage

Green
Porous front Lawn area = c. 9.2m²

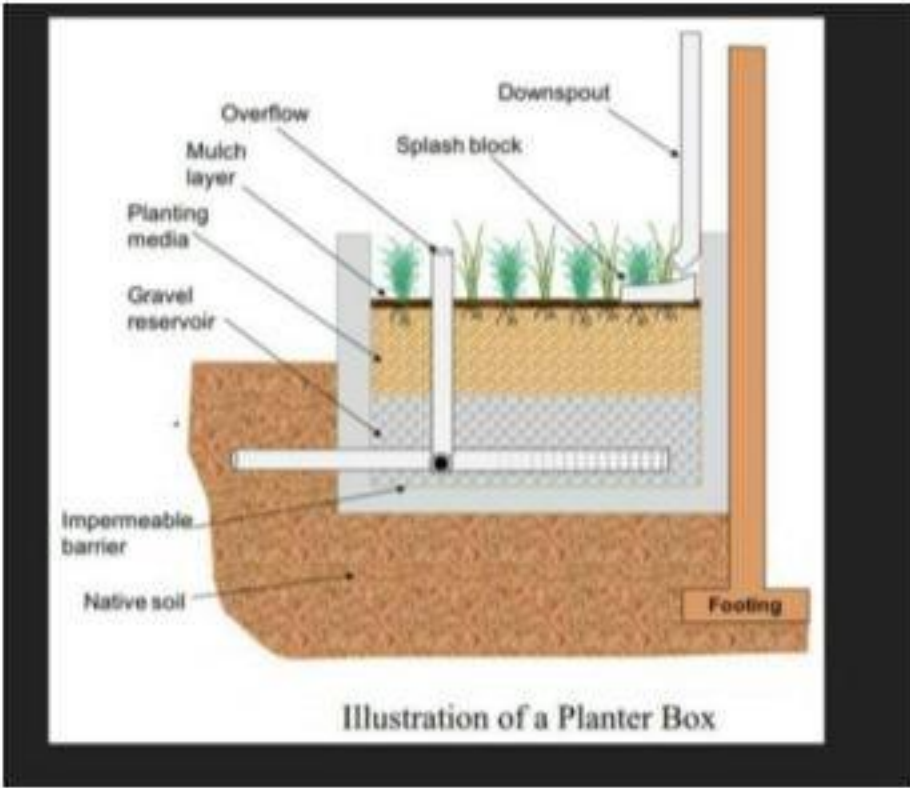
Blue
Front rain garden bio-retention planter = 4.4m²
Includes 0.2m void depth of storage = **0.88m³**

Red
Rain storage planter with direct connection from RWP
 $3.0\text{m} \times 0.8\text{m} = 2.4\text{m}^2$
Include 0.5m height void storage
= 1.2m³



Example Only:
Rain Garden / Planter Storage Specification

Example of Rainwater Diverter



Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information

Determining whether a Development may be CIL Liable - For submission with Planning Application

Please note: This version of the form should only be used for submissions relating to planning applications in England.

There is a legacy version of the form for use in Wales: [Download the legacy version of this form](#)

Following the introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to provide the following information.

Please read the associated Guidance Note before you complete the form. This and additional per-question help can be viewed at:
https://ecab.planningportal.co.uk/uploads/1app/cil_guidance.pdf

Please complete the form using block capitals and black ink and send to the Collecting Authority.

See [Planning Practice Guidance for CIL](#) for guidance on CIL generally, including exemption or relief.

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Authority in accordance with the 'The Community Infrastructure Levy Regulations 2010 (as amended)'.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it (unless you choose to upload it to any Planning Portal online service in agreement with the relevant terms and conditions). Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Authority with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Authority to inform you of its obligations in regards to the processing of this information. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

1. Application Details

Applicant or Agent Name:

MR. LEN STURGESS

Planning Portal Reference (if applicable):

Local authority planning application number (if allocated):

HAVANT BOROUGH COUNCIL

Site Address:

16 SELBORNE AVENUE, HAVANT. HAMPSHIRE PO9 4PX.

Description of development:

PROPOSED TWO STOREY NEW BUILD DWELLING TO END OF EXISTING TERRACE.

2. Applications to Remove or Vary Conditions on an Existing Planning Permission

a) Does the application seek to remove or vary conditions on an existing planning permission (i.e. Is it a Section 73 application)?

Yes

If 'Yes', please complete the rest of this question

☐

No

If 'No', you can skip to **Question 3**

☒

b) Please enter the application reference number

c) Does the application involve a change in the amount or use of new build development, where the total (including that previously granted planning permission) is over 100 square metres gross internal area?

Yes ☐

No ☐

d) Does the application involve a change in the amount of gross internal area where one or more new dwellings (including residential annexes) are to be created, either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes ☐

No ☐

If you answered 'Yes' to either c) or d), please go to **Question 5**

If you answered 'No' to both c) and d), you can skip to **Question 8**

3. Reserved Matters Applications

a) Does the application relate to details or reserved matters on an existing permission that was granted prior to the introduction of the CIL charge in the relevant local authority area?

Yes

If 'Yes', please complete the rest of this question

☐

No

If 'No', you can skip to **Question 4**

☒

b) Please enter the application reference number

If you answered 'Yes' to a), you can skip to **Question 8**

If you answered 'No' to a), please go to **Question 4**

4. Liability for CIL

a) Does the application include new build development (including extensions and replacement) of 100 square metres gross internal area or above?

Yes ☐

No ☒

b) Does the application include creation of one or more new dwellings (including residential annexes) either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes ☒

No ☐

If you answered 'Yes' to either a) or b), please go to **Question 5**

If you answered 'No' to both a) and b), you can skip to **Question 8**

5. Exemption or Relief

a) Is the site owned by a charity where the development will be wholly or mainly for charitable purposes, and the development will be either occupied by or under the control of a charitable institution?

Yes ☐ No ☒

b) Does the proposed development include affordable housing which qualifies for mandatory or discretionary Social Housing relief?

Yes ☐ No ☒

If you answered 'Yes' to either a) or b), please note that you will need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim'. The form must be submitted to the Collecting Authority, **and** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- If your CIL Liability Notice was issued on or after 1 September 2019
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- If your CIL Liability Notice was issued prior to 1 September 2019
The relief previously granted will be rescinded and the full levy charge will be payable.

You will also need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim' if you think you are eligible for discretionary charitable relief, or discretionary social housing relief (if this is available in your area).

If you wish to claim exceptional circumstances relief, and if the charging authority have made exceptional circumstances relief available in their area (please check their website for details), you will need to complete 'CIL Form 11: Exceptional Circumstances Relief Claim'. The form must be submitted to the Collecting Authority, **AND** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

c) Do you wish to claim a self build exemption for a whole new home?

Yes ☐ No ☒

If you have answered 'Yes' to c), please note that you will need to complete 'CIL Form 7: Self Build Exemption Claim - Part 1'. This form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- If your CIL Liability Notice was issued on or after 1 September 2019
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- If your CIL Liability Notice was issued prior to 1 September 2019
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

d) Do you wish to claim an exemption for a residential annex or extension?

Yes ☐ No ☒

If you have answered 'Yes' to d), please note that you will need to complete either 'CIL Form 8: Residential Annex Exemption Claim' or 'CIL Form 9: Residential Extension Exemption Claim'. The relevant form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

In respect of a residential annex, a Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- If your CIL Liability Notice was issued on or after 1 September 2019
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- If your CIL Liability Notice was issued prior to 1 September 2019
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

6. Proposed New Gross Internal Area

a) Does the application involve new **residential development** (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

Please note, conversion of a single dwelling house into two or more separate dwellings (without extending them) is **not** liable for CIL. If this is the sole purpose of your development proposal, you should answer 'No' to Question 4b above.

Yes ☒ No ☐

If yes, please complete the table in section 6c below, providing the requested information, including the gross internal area relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does the application involve new **non-residential development**?

Yes ☐ No ☒

If yes, please complete the table in section 6c below, using the information from your planning application.

c) Proposed gross internal area:

Development type	(i) Existing gross internal area (square metres)	(ii) Gross internal area to be lost by change of use or demolition (square metres)	(iii) Total gross internal area proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv) Net additional gross internal area following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)	73 sqm	0	71 sqm	71 sqm.
Social Housing, including shared ownership housing (if known)	—	—	—	—
Total residential	73 sqm	0	71 sqm	71 sqm
Total non-residential	—	—	—	—
Grand total	73 sqm	0	71 sqm	71 sqm.

7. Existing Buildings

a) How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposed?

Number of buildings:

b) Please state for each existing building/part of an existing building that is to be retained or demolished, the gross internal area that is to be retained and/or demolished and whether all or part of each building has been in use for a continuous period of at least six months within the past thirty six months. Any existing buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted temporary planning permission should not be included here, but should be included in the table in section 7c.

	Brief description of existing building/part of existing building to be retained or demolished.	Gross internal area (sqm) to be retained.	Proposed use of retained gross internal area.	Gross internal area (sqm) to be demolished.	Was the building or part of the building occupied for its lawful use for 6 continuous months of the 36 previous months (excluding temporary permissions)?	When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use.
1	3 BED END OF TERRACE	73	Dwelling	0	Yes ☒ No ☐	Date: or Still in use: ☒
2					Yes ☐ No ☐	Date: or Still in use: ☐
3					Yes ☐ No ☐	Date: or Still in use: ☐
4					Yes ☐ No ☐	Date: or Still in use: ☐
Total floorspace		73		0		

7. Existing Buildings (continued)

c) Does the development proposal include the retention, demolition or partial demolition of any whole buildings **which people do not usually go into or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period?**

Yes ☐ No ☒

If yes, please complete the following table:

	Brief description of existing building (as per above description) to be retained or demolished.	Gross internal area (sqm) to be retained	Proposed use of retained gross internal area	Gross internal area (sqm) to be demolished
1				
2				
3				
4				
Total of which people do not normally go into, only go intermittently to inspect or maintain plant or machinery, or which was granted temporary planning permission				

d) If the development proposal involves the conversion of an existing building, will it be creating a new mezzanine floor within the existing building?

Yes ☐ No ☐

If Yes, how much of the gross internal area proposed will be created by the mezzanine floor?

Use	Mezzanine gross internal area (sqm)

8. Declaration

I/we confirm that the details given are correct.

Name:

 - Agent on behalf of Applicant.

Date (DD/MM/YYYY). Date cannot be pre-application:

05.03.2021.

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

For local authority use only

Application reference:

Application at 16 Selbourne Avenue, Havant. PO9 4PX

Proposed single dwelling on adjacent vacant site

DESIGN AND ACCESS STATEMENT



1.0 INTRODUCTION:

This Design and Access Statement has been prepared for consideration in conjunction with the planning application made to Havant Borough Council for a proposed two-storey dwelling within the existing curtilage of the applicant's property, 16 Selborne Avenue, Havant.

This statement is to be read in conjunction with all the submitted plans and documentation as listed below:

- | | |
|--------|-------------------------------|
| • P01A | Location, block and site plan |
| • P02A | Proposed floor plans |
| • P02A | Proposed elevations |

Flood risk assessment and supporting information

The application site is in the Leigh Park area of Havant Borough and has an area of approximately 286 sq.m which is currently occupied by an existing end of terrace property, garden to the rear and hardstanding to the eastern side and front of the property. This property is in the ownership of the applicant and we are seeking approval for an additional two storey dwelling to complete the terrace.

Application at 16 Selbourne Avenue, Havant. PO9 4PX
Proposed single dwelling on adjacent vacant site



2.0 PLANNING HISTORY:

19/00860/FUL
Withdrawn

Erection of 1 No. 3 bed detached dwelling

19/01254/FUL
Refused

Erection of 1 No. 3 bed detached dwelling

20/00302/FUL
Refused

Erection of 1 No. 3 bed detached dwelling

GEN/20/00414

Pre-planning enquiry

With regards to the previous applications submitted, the biggest constraint is the fact that the site falls within Flood Zone 3. This makes residential development 'more vulnerable' and requires a Flood Risk Assessment and both a Sequential and Exception test.

The applicant has engaged the services of a flood risk and drainage consultant since the above applications to assess the site and demonstrate that the proposed scheme can pass the NPPF Sequential and Exception tests and supporting documentation has been included within this application to demonstrate this.

The updated scheme now forming part of this application was the subject of a recent pre-planning application (GEN/20/00414) and the planning officer commented on the improvement of the proposal to the previous schemes in terms of design and garden space for future occupiers.

Application at 16 Selbourne Avenue, Havant. PO9 4PX

Proposed single dwelling on adjacent vacant site

3.0 SITE LOCATION AND LOCAL FACILITIES

The site is part of the Leigh Park Estate, a residential suburb located North-West of Havant Town Centre.

The surrounding area is predominantly residential and has good links with local schools, shopping parades and small-scale businesses. The blocks of accommodation in the area are broken up by open space in the form of parks, playing fields, allotments, and wide green verges. The area benefits from trees generally throughout which add to the quality of the residential the area.

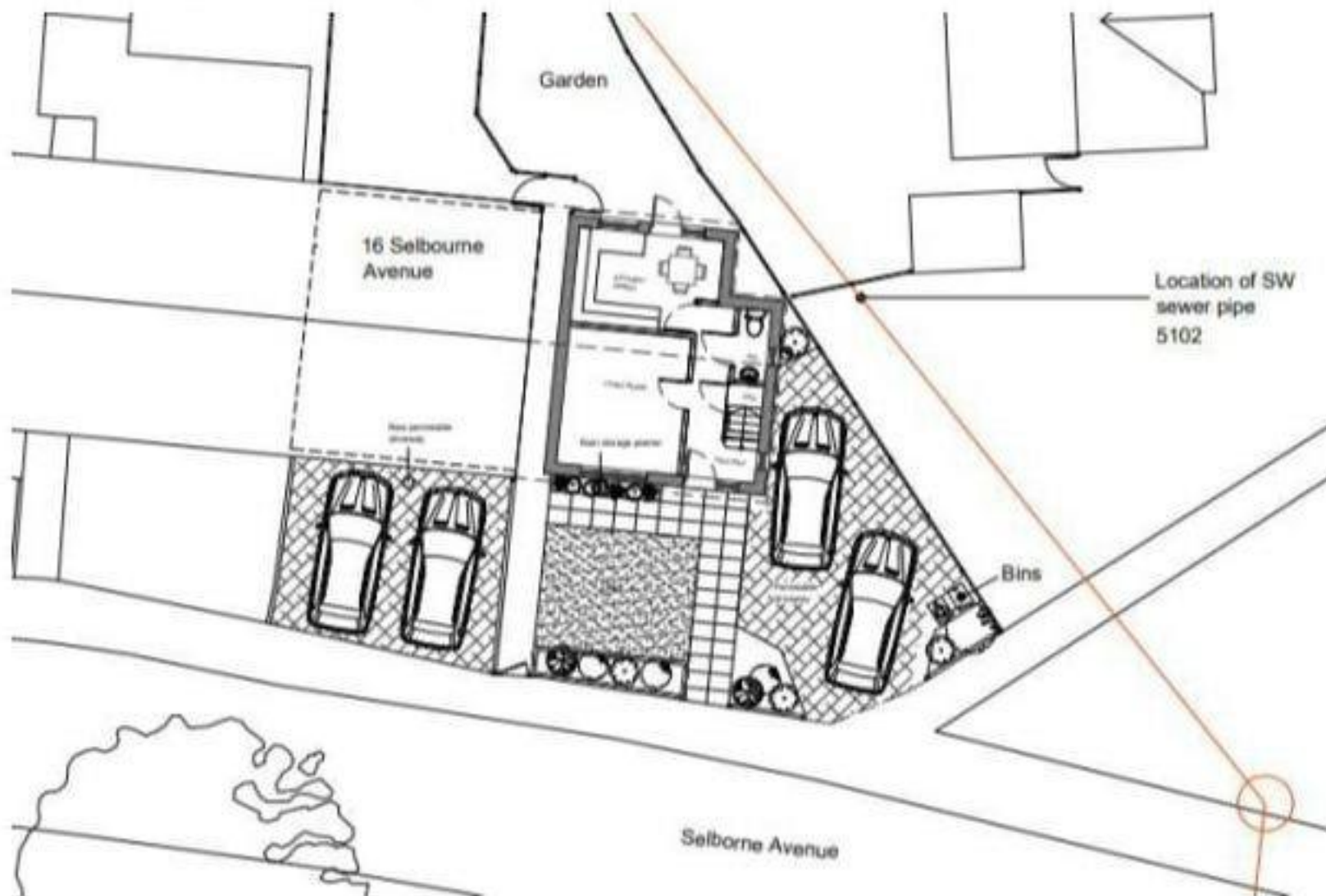
These facilities are within a few minutes' walk from the application site and the area offers a variety of public pathways for recreational walking. There are bus stops in Purbrook Way, within walking distance from the site, which provide links to Havant Town Centre, where the Train Station is located.

Havant train station is served by trains operated by South Western Railway, Southern and Great Western Railway, which collectively offer transportation to London, Brighton, Portsmouth and Southampton.



Application at 16 Selbourne Avenue, Havant. PO9 4PX

Proposed single dwelling on adjacent vacant site



4.0 PROPOSAL: DESIGN AND SITING

On the previously submitted applications, there was a concern relating to design and siting of a detached dwelling within the street scene.

The property is part of a terrace and is typical of those within the vicinity. There is a continuity with eaves and a rhythm to the facades to which we have drawn inspiration when considering the proposal for the site.

We are proposing a property that will provide a continued façade with aligned eaves and I acknowledge that your indicative drawings show an end of terrace dwelling with aligned eaves and ridge etc and one that is more appropriate to the character of the area than a detached dwelling.

Following advice from the flood risk and drainage consultant, the applicant is no longer considering raising the internal floor level but installing SUDs storage beneath permeable surfaces to the driveway of both the existing and proposed property, along with a couple of rain storage planters in the front area, as shown on the accompanying plans.

When looking at the site and the size of the potential dwelling, we were conscious to keep the property in line with current housing standards and therefore are proposing a 2-bedroom property rather than a 3 bedroom as previously submitted as we have a combined internal footprint of 71 sq.m which equates to a 2-bedroom, 3 person dwelling.

The site is tapered but we have made the worked with this feature by stepping the plan, which also provides some interest to the end elevation adjacent to the boundary line.

Application at 16 Selbourne Avenue, Havant. PO9 4PX

Proposed single dwelling on adjacent vacant site

4.0 PROPOSAL: DESIGN AND SITING continued

Both properties will benefit from amenity space at the back as we have provided an undercover walkway between 16 Selbourne Avenue and the new dwelling by way of taking the first-floor plan across to meet with the newly formed Party Wall between the two properties.



5.0 MATERIALS

The Leigh Park Estate properties are built in brick of various colours and finishes. Over time changes have been made by owners of the properties and there has been an introduction of render and cladding around the area. We are proposing to build the property in a buff/yellow brick to match that of 16 Selborne Avenue and the roof finish will be concrete interlocking tiles to be a continuation of the terrace.

6.0 PARKING

The existing property on site has space at the front for 2 parking spaces. The Leigh Park Estate was not designed to accommodate the number of cars that we have these days, however we have proposed an additional 2 car parking spaces on a permeable surface to the front of the new property. During the works to provide the SUDs drainage elements, a new dropped kerb access will need to be provided for 16 Selborne Avenue, while the new proposed dwelling will make use of the existing site access

7.0 SUDS DRAINAGE

Within the attached documentation from ARK Environmental, a schematic has been provided to show how the overall sustainability of the scheme has been enhanced. The proposals include areas of permeable surface to both properties to be used as parking spaces and two planters for rainwater storage.

Updated European Site avoidance and mitigation checklist

This checklist must be completed and provided, along with a nutrient budget, using the Natural England calculator, in order for the Local Planning Authority to validate any planning application for overnight accommodation. It sets out how an avoidance and mitigation package will be provided to remove any likely significant effect on a Solent European Site.

It will be necessary for a suitable avoidance and mitigation package to be provided in order for the Council to lawfully grant permission for applicable schemes. All relevant boxes should be completed and the form must be signed. If signed by an agent, it is their responsibility to ensure that the applicant is aware of the commitment to providing a mitigation package, in the form of a financial contribution.

Application details	
Site name:	16 SELBORNE AVENUE, HAVANT. PO9 4PX
Site address:	16 SELBORNE AVENUE, HAVANT. PO9 4PX

Recreational disturbance																	
The proposed development would be within 5.6 km of Chichester and Langstone Harbour, which is a Special Protection Area and Ramsar site. As such, mitigation will need to be provided. The Council considers that mitigation provided in line with the Solent Recreation Mitigation Strategy (available at www.birdaware.org/strategy) is appropriate to the applicable planning applications. This would result in a mitigation package based on the table below. It will be necessary for a suitable avoidance and mitigation package to be provided in order for the Council to lawfully grant permission for applicable schemes.																	
<table border="1"> <thead> <tr> <th>Size of units</th> <th>Scale of mitigation per unit</th> </tr> </thead> <tbody> <tr> <td>1 bedroom</td> <td>£361.00</td> </tr> <tr> <td>2 bedroom</td> <td>£522.00</td> </tr> <tr> <td>3 bedroom</td> <td>£681.00</td> </tr> <tr> <td>4 bedroom</td> <td>£801.00</td> </tr> <tr> <td>5 bedroom</td> <td>£940.00</td> </tr> <tr> <td colspan="2">Please note that a monitoring fee is attached, at 5% of mitigation cost.</td> </tr> <tr> <td colspan="2">Please note that an administration fee of £23 per application is applied.</td> </tr> </tbody> </table>	Size of units	Scale of mitigation per unit	1 bedroom	£361.00	2 bedroom	£522.00	3 bedroom	£681.00	4 bedroom	£801.00	5 bedroom	£940.00	Please note that a monitoring fee is attached, at 5% of mitigation cost.		Please note that an administration fee of £23 per application is applied.		
Size of units	Scale of mitigation per unit																
1 bedroom	£361.00																
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3 bedroom	£681.00																
4 bedroom	£801.00																
5 bedroom	£940.00																
Please note that a monitoring fee is attached, at 5% of mitigation cost.																	
Please note that an administration fee of £23 per application is applied.																	
Please select one of the following options:																	
I hereby confirm that the proposed development will include an avoidance and mitigation package in line with the Solent Recreation Mitigation Strategy.	☒																
An alternative approach to avoiding and mitigating the recreational impact arising out of the development is proposed (please set out in more detail in a supporting document appended to this checklist).	☐																
The site is located more than 5.6km from the Solent Special Protection Areas (this applies to only a small section of the Borough in Cowplain).	☐																

Water quality

There is evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some designated sites. As such, there is considered to be a likely significant effect from any development resulting in an increase in overnight accommodation located anywhere in Havant Borough. As a result, an avoidance and mitigation package will be needed in order for the Council to lawfully grant any planning permission. The Council has published a Nutrient Neutrality Position Statement and Mitigation Plan (www.havant.gov.uk/nitrogen) which sets out how it is possible to mitigate the impact of development.

The position statement highlights that developments on agricultural land are expected to provide avoidance and mitigation on-site, thus resulting in a nutrient neutral development. Developments on non-agricultural land will not be able to provide mitigation on site. In such cases, developments will need to contribute towards an off-site land-based scheme.

The scale of mitigation is to be determined by a nutrient budget for the development, to be provided alongside this checklist. In the case that developers elect to use the Council's strategic mitigation package, £1,241.00 per kilogram of nitrogen is payable.

Please select **one** of the following options:

I hereby confirm that the proposed development will include an avoidance and mitigation package, in line with the Council's Nutrient Neutrality Mitigation Plan. A nutrient budget, using Natural England's calculator is attached to this checklist



The proposed development would be 'nutrient neutral' or 'nutrient positive'. A nutrient budget, using Natural England's calculator is attached to this checklist
(this option is particularly applicable to developments proposed on agricultural land).

An alternative approach to avoiding and mitigating the impact on water quality arising as a result of the development proposed
(please set out in more detail in a supporting document appended to this checklist).

The proposed development proposes a bespoke assessment and nitrogen budget
(the applicant would like this bespoke assessment to be considered by the Council in undertaking the required Habitats Regulations Assessment and understands that this will be done in consultation with Natural England).

Please select one of the following options to the right, then complete all boxes below

Signed by applicant

Signed by agent



By submitting this form to Havant Borough Council, the applicant is committing to providing mitigation packages, usually in the form of a financial contribution.

If an agent is signing on behalf of an applicant, it is the agent's responsibility to seek the agreement of the applicant to the commitments selected above as it will be the applicants who assumes the risk and responsibility upon the granting of any planning permission.

Signed:

Print name:

MRS T. PARKER, on behalf of Applicant.

Date:

19.4.2021.

List of appeal drawings and documents

Planning drawings

P01A	Location and site plan	A3 paper	Scales 1:1250, 500 & 200
P02A	Proposed floor plans	A3 paper	Scale 1:50
P03A	Proposed elevation	A3 paper	Scale 1:100

Documentation

Design and Access Statement

CIL form

Flood Risk Assessment and Sequential Addendum prepared by ARK Environmental, March 2021.

Supporting flood risk information as follows:

- a. Original Approved flood risk assessment, dated 07.11.2019
- b. Original flood risk sequential and exception tests, dated 07.02.2020
- c. Geosmart response statement regarding sequential and exception tests, dated 14.05.2020

Submitted during application process

Drawings

P04	Proposed section	A4 paper	Scale 1:100
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Documentation

Nitrogen budget

Flood Risk Assessment and Sequential Addendum prepared by ARK Environmental with Havant input dated July 2021

List of information the Local Authority made their decision on.

P01A	Location and site plan	A3 paper	Scales 1:1250, 500 & 200
P02A	Proposed floor plans	A3 paper	Scale 1:50
P03A	Proposed elevation	A3 paper	Scale 1:100
P04	Proposed section	A4 paper	Scale 1:100

Flood Risk Assessment and Sequential Addendum prepared by ARK Environmental, March 2021. Supporting flood risk information as follows:

- a. Original Approved flood risk assessment, dated 07.11.2019
- b. Original flood risk sequential and exception tests, dated 07.02.2020
- c. Geosmart response statement regarding sequential and exception tests, dated 14.05.2020

Flood Risk Assessment and Sequential Addendum prepared by ARK Environmental with Havant input dated July 2021

Design and Access Statement

CIL form

Nitrogen budget

Nitrogen Budget Calculation

Planning Application Reference No.	APP/21/00353
Site Name:	16 Selborne Avenue, Havant, Hampshire, PO9 4PX
Additional Information:	
Date:	03 March 2020

Stage 1	Calculate total Nitrogen in kg per year derived from the development that would exit the Wastewater Treatment Works (WwTW) into Solent catchments after treatment	
Step 1	Calculate additional population	
	Enter the number of units proposed	1
	Net population increase per housing unit	2.40
	Total net population increase generated by the development	2.40
Step 2	Calculate wastewater volume generated by the development	
	Water use in litres per person per day	110
	Total wastewater volume generated by the development (litres per day)	264
Step 3	Confirm receiving WwTW and permit limit	
	Select the wastewater treatment works the development will connect to	Budds Farm
	Wastewater treatment works' permit limit (mg per litre)	9.7
	Wastewater treatment works' discharge level (mg per litre)	8.7
Step 4	Calculate total nitrogen in kg per year discharged by the WwTW	
	Deduct acceptable Nitrogen loading in wastewater (mg per litre)	6.7
	Total Nitrogen discharged by WwTW (mg per day)	1,776.7
	Total Nitrogen discharged by WwTW (kg per day)	0.0018
	Total Nitrogen discharged by WwTW (kg per year)	0.6

Stage 2	Calculate existing (pre-development) nitrogen from current land use of the development site	
Step 1	Total area of development site	
	Enter the total area of the development site (hectares)	0.03
Step 2	Identify current land uses of the development site	
	Enter area currently used for urban development (hectares)	0.03
	Enter area currently used for open space / greenfield (hectares)	0.00
	Enter area currently used for woodland (hectares)	0.00
	Enter area currently used for community food growing / catchment average (hectares)	0.00
	Enter area currently used for cereals (hectares)	0.00
	Enter area currently used for dairy (hectares)	0.00
	Enter area currently used for general cropping (hectares)	0.00
	Enter area currently used for horticulture (hectares)	0.00
	Enter area currently used for pig farming (hectares)	0.00
	Enter area currently used for lowland grazing (hectares)	0.00
	Enter area currently used for mixed farming (hectares)	0.00
	Enter area currently used for poultry farming (hectares)	0.00
	Check to help ensure that sum total of land uses in Step 2 equals site area in Step 1	0.0
Step 3	Calculate nitrogen load from current land usage	
	Total Nitrogen load from current land usage (kg per year)	0.4

Nitrogen Budget Calculation

Stage 3	Calculate nitrogen load for the non-built land uses proposed for the development site	
Step 1	Identify proposed land uses of the development site	
	Enter the total urban area to be created (hectares)	0.03
	Enter the total designated open space / SANG area to be created (hectares)	0.00
	Enter the total nature reserve area to be created (hectares)	0.00
	Enter the total woodland area to be created (hectares)	0.00
	Enter the total community orchard area to be created (hectares)	0.00
	Enter the total community food growing / allotment area to be created (hectares)	0.00
	<i>Check to help ensure that sum total of proposed land uses equals site area in Stage 2</i>	0.03
Step 2	Calculate total Nitrogen load from proposed land uses	
	<i>Total Nitrogen load from future land uses (kg per year)</i>	0.41

Stage 4	Calculate the net change in Nitrogen load from the proposed development	
Step 1	Identify Nitrogen load from wastewater (Stage 1)	
	<i>Nitrogen leaving wastewater treatment works (kg per year)</i>	0.65
Step 2	Calculate net change in Nitrogen load from land use changes	
	<i>Total Nitrogen load from future land use (kg per year)</i>	0.00
Step 3	Calculate total Nitrogen budget for the development site	
	<i>Nitrogen budget for the site (kg per year)</i>	0.65
Step 4	Calculate precautionary buffer if Nitrogen budget exceeds zero	
	<i>Precautionary Nitrogen buffer (kg per year)</i>	0.13

Total Nitrogen budget for the proposed development (kg per year)	0.8
Development will generate additional Nitrogen - Mitigation is required Please liaise with your Local Planning Authority for advice on next steps	

Application for Planning Permission. Town and Country Planning Act 1990

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form and 'The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:



Civic Offices
Havant
Hampshire PO9 2AX
T 023 9244 6015
F 023 9248 0263

Publication of applications on planning authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

If printed, please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR			First name:	LEN		
Last name:	STURGESS						
Company (optional):							
Unit:		House number:	1	House suffix:			
House name:							
Address 1:	ASTRA CLOSE						
Address 2:	BOSHAM						
Address 3:							
Town:	CHICHESTER						
County:	WEST SUSSEX						
Country:	UK						
Postcode:	PO18 8QU						

2. Agent Name and Address

Title:	MRS			First name:	TRACEY		
Last name:	PARKER						
Company (optional):	BESPOKE ARCHITECTS						
Unit:		House number:	1	House suffix:			
House name:							
Address 1:	POTTERS CORNER						
Address 2:	THE AVENUE						
Address 3:	HAMBROOK						
Town:	CHICHESTER						
County:	WEST SUSSEX						
Country:	UK						
Postcode:	PO18 8TT						

3. Description of the Proposal

Please describe the proposed development, including any change of use:

PROPOSED TWO STOREY NEW BUILD DWELLING TO END OF EXISTING TERRACE.

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

Reference no. of permission in principle being relied on (technical details consent applications only):

4. Site Address Details

Please provide the full postal address of the application site.

Unit:

House number:

16

House suffix:

House name:

Address 1:

SELBORNE AVENUE

Address 2:

HAVANT

Address 3:

Town:

County:

HAMPSHIRE

Postcode (optional):

PO9 4PX

Description of location or a grid reference. (must be completed if postcode is not known):

Easting:

Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible:

☐

Officer name:

MRS TINA PICKUP.

Reference:

GEN/20/00414

Date (DD/MM/YYYY):

(must be pre-application submission)

10.08.2020

Details of pre-application advice received?

DUE TO FLOOD RISK REASONS THE PROPOSED PROPERTY WOULD NOT BE SUPPORTED.
THE DESIGN, WITH ALIGNED EAVES AND RIDGE IS MORE APPROPRIATE THAN PREVIOUS SCHEMES. THERE IS ALSO MORE GARDEN SPACE, AN IMPROVEMENT.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

☒ Yes ☐ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

DRAWINGS INCLUDED WITH APPLICATION:
PO1A - LOCATION & SITE PLAN
PO2A- PROPOSED FLOOR PLANS.
PO3A- PROPOSED ELEVATIONS.

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

SEE SITE PLAN PO1A.
AREA WITHIN DRIVEWAY
AVAILABLE FOR REFUSE BINS
AND RECYCLING.

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

KITCHEN UNITS WILL HAVE
AREAS FOR SEPARATING
REFUSE AND RECYCLING.

8. Authority Employee / Member

It is an important principle of decision-making that the process is open and transparent. For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the local planning authority.

Do any of the following statements apply to you and/or agent? ☐ Yes

☒ No

With respect to the authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

If Yes, please provide details of their name, role and how you are related to them.

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing – ADJACENT (where applicable) PROPERTY	Proposed	Not applicable	Don't Know
Walls	BRICKWORK – STANDARD COLOUR OF LOCAL AREA	BRICKWORK TO MATCH EXISTING .	☐	☐
Roof	CLAY TILE ROOF	CLAY TILE ROOF TO MATCH EXISTING .	☐	☐
Windows	UPVC – WHITE	UPVC WHITE TO MATCH WINDOWS TO ADJ. PROPERTY	☐	☐
Doors	UPVC DOORSETS	COMPOSITE DOORSET COLOUR UNKNOWN .	☐	☐
Boundary treatments (e.g. fences, walls)	VARIED – TIMBER FENCES AND HEDGE	VARIED – TIMBER FENCES AND HEDGE	☐	☐
Vehicle access and hard-standing	CONCRETE VEHICLE HARDSTANDING .	SUDS STORAGE BENEATH PERMEABLE PAVING	☐	☐
Lighting	VARIED	LOW ENERGY LIGHTING WHERE APPLICABLE	☐	☐
Others (please specify)	BLACK UPVC GUTTERS + RAINWATER GOODS	BLACK UPVC GUTTERS AND DOWNPIPES ,	☐	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

DRAWINGS POA , PO2A , PO3A
DESIGN & ACCESS STATEMENT.
FLOOD RISK ASSESSMENT DOCUMENTS .

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	2	4	2
Light goods vehicles/ public carrier vehicles	—	—	—
Motorcycles	—	—	—
Disability spaces	—	—	—
Cycle spaces	2	4	2
Other (e.g. Bus)	—	—	—
Other (e.g. Bus)	—	—	—

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☒ Yes ☐ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☒ Yes ☐ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system ☐ Existing watercourse
☐ Soakaway ☐ Pond/lake
☐ Main sewer

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

14. Existing Use

Please describe the current use of the site:

A 2 STOREY END OF TERRACE HOUSE AND AMENITY SPACE AND PARKING OWNED BY APPLICANT.

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☒ Yes

☐ No

Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐		✓	✓			02
Flats/maisonettes	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Cluster flats	☐						
Other	☐						
Totals (a + b + c + d + e + f) =							02

Social, Affordable or Intermediate Rent	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats/maisonettes	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Cluster flats	☐						
Other	☐						
Totals (a + b + c + d + e + f) =							

Affordable Home Ownership	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats/maisonettes	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Cluster flats	☐						
Other	☐						
Totals (a + b + c + d + e + f) =							

Starter Homes	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats/maisonettes	☐						
Bedsit/studios	☐						
Other	☐						
Totals (a + b + c + d) =							

Self Build and Custom Build	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats/maisonettes	☐						
Bedsit/studios	☐						
Other	☐						
Totals (a + b + c + d) =							

Total proposed residential units (A + B + C + D + E) = 02

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐			✓			01
Flats/maisonettes	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Cluster flats	☐						
Other	☐						
Totals (a + b + c + d + e + f) =							01

Social, Affordable or Intermediate Rent	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats/maisonettes	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Cluster flats	☐						
Other	☐						
Totals (a + b + c + d + e + f) =							

Affordable Home Ownership	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats/maisonettes	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Cluster flats	☐						
Other	☐						
Totals (a + b + c + d + e + f) =							

Starter Homes	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats/maisonettes	☐						
Bedsit/studios	☐						
Other	☐						
Totals (a + b + c + d) =							

Self Build and Custom Build	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats/maisonettes	☐						
Bedsit/studios	☐						
Other	☐						
Totals (a + b + c + d) =							

Total existing residential units (F + G + H + I + J) = 01

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): + 01

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes☒ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	☐				
Shops	☐				
Net tradable area:	☐				
A2	☐				
Financial and professional services	☐				
A3	☐				
Restaurants and cafes	☐				
A4	☐				
Drinking establishments	☐				
A5	☐				
Hot food takeaways	☐				
B1 (a)	☐				
Office (other than A2)	☐				
B1 (b)	☐				
Research and development	☐				
B1 (c)	☐				
Light industrial	☐				
B2	☐				
General industrial	☐				
B8	☐				
Storage or distribution	☐				
C1	☐				
Hotels and halls of residence	☐				
C2	☐				
Residential institutions	☐				
D1	☐				
Non-residential institutions	☐				
D2	☐				
Assembly and leisure	☐				
OTHER	☐				
Please Specify	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site AreaPlease state the site area in hectares (ha) 286 SQM.

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

Signed - Applicant:

Date (DD/MM/YYYY):

[Redacted Signature]

of Applicant

05.03.21

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

24. Ownership Certificates and Agricultural Land Declaration (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

--

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

25. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.

The original and 3 copies* of a completed and dated application form:

The original and 3 copies* of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

The original and 3 copies* of other plans and drawings or information necessary to describe the subject of the application:

- ☒ The correct fee: ☒
- ☒ The original and 3 copies* of a design and access statement, if required (see help text and guidance notes for details): ☐
- ☒ The original and 3 copies* of the completed, dated Ownership Certificate (A, B, C or D – as applicable) and Article 14 Certificate (Agricultural Holdings): ☐

*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):





behalf of Applicant 05/03/21 (date cannot be pre-application)

27. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

28. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

01243 373245

Country code: Mobile number (optional):

07970439156

Country code: Fax number (optional):

Email address (optional):

tracey@bespokearchitects.co.uk

29. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ Agent

☒ Applicant

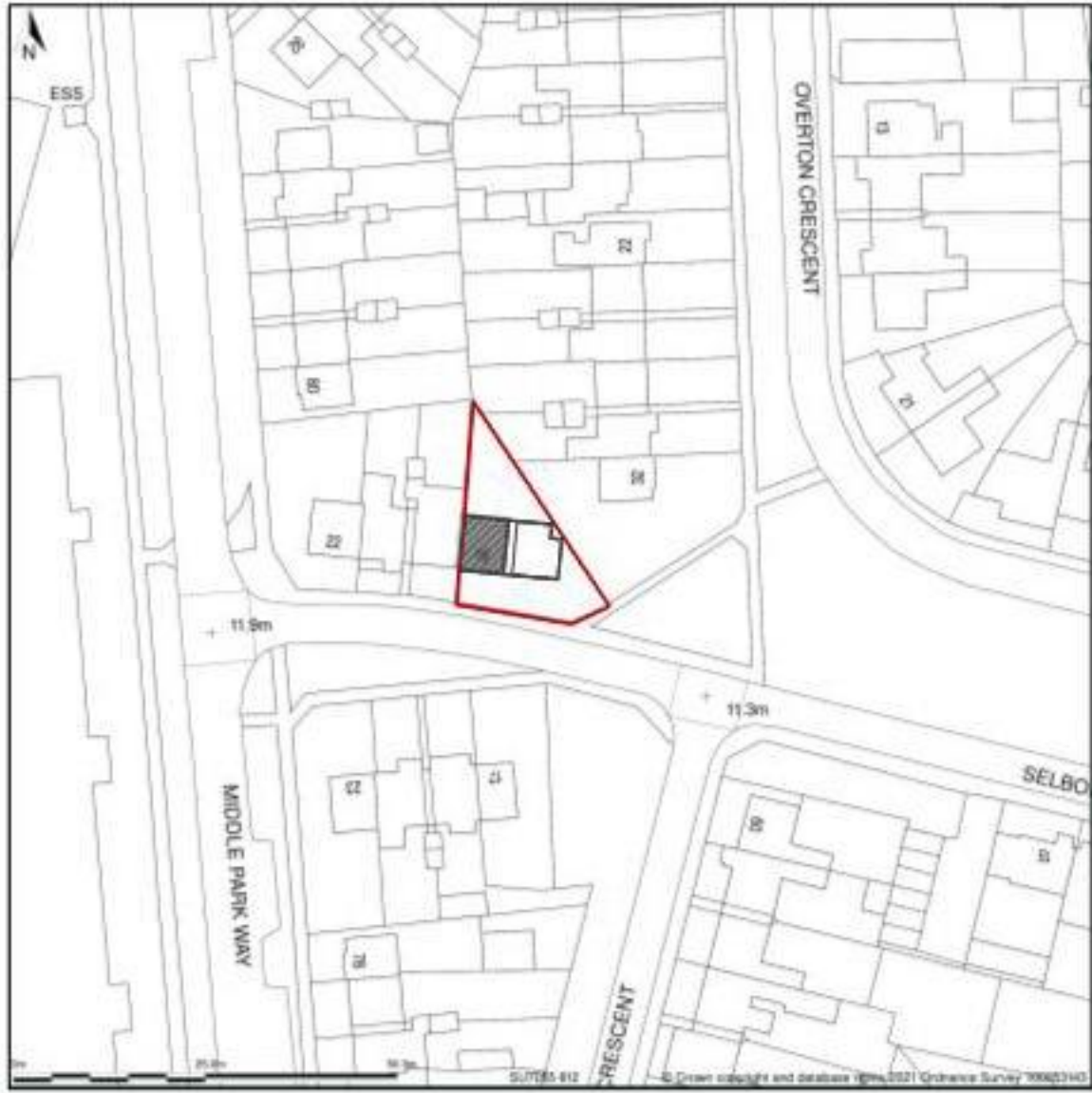
☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

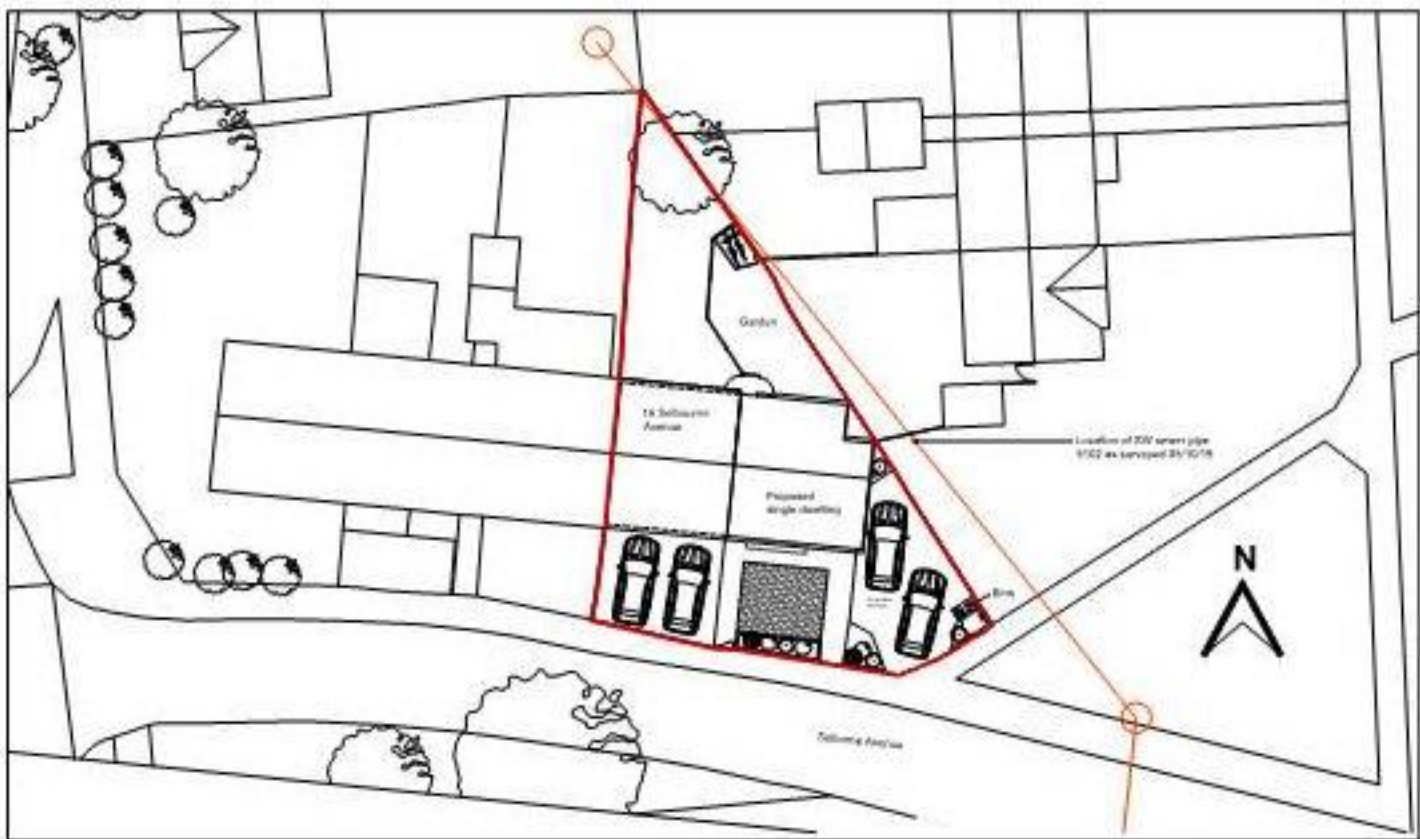
Contact name:

Telephone number:

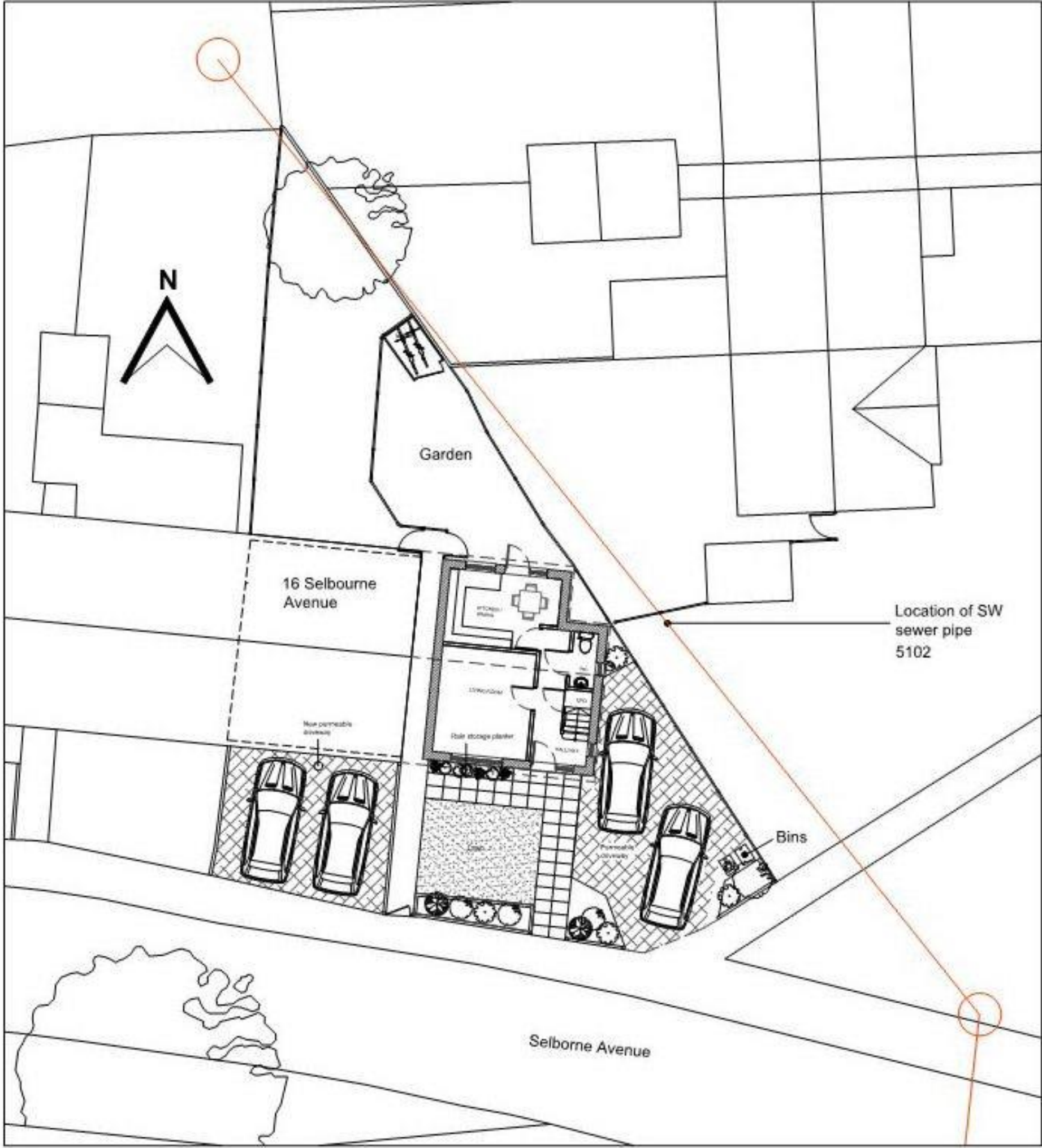
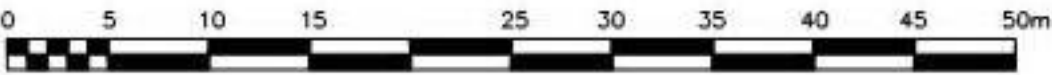
Email address:



LOCATION plan
Scale 1:1250



BLOCK plan
Scale 1:500



SITE plan
Scale 1:200



BESPOKE architects

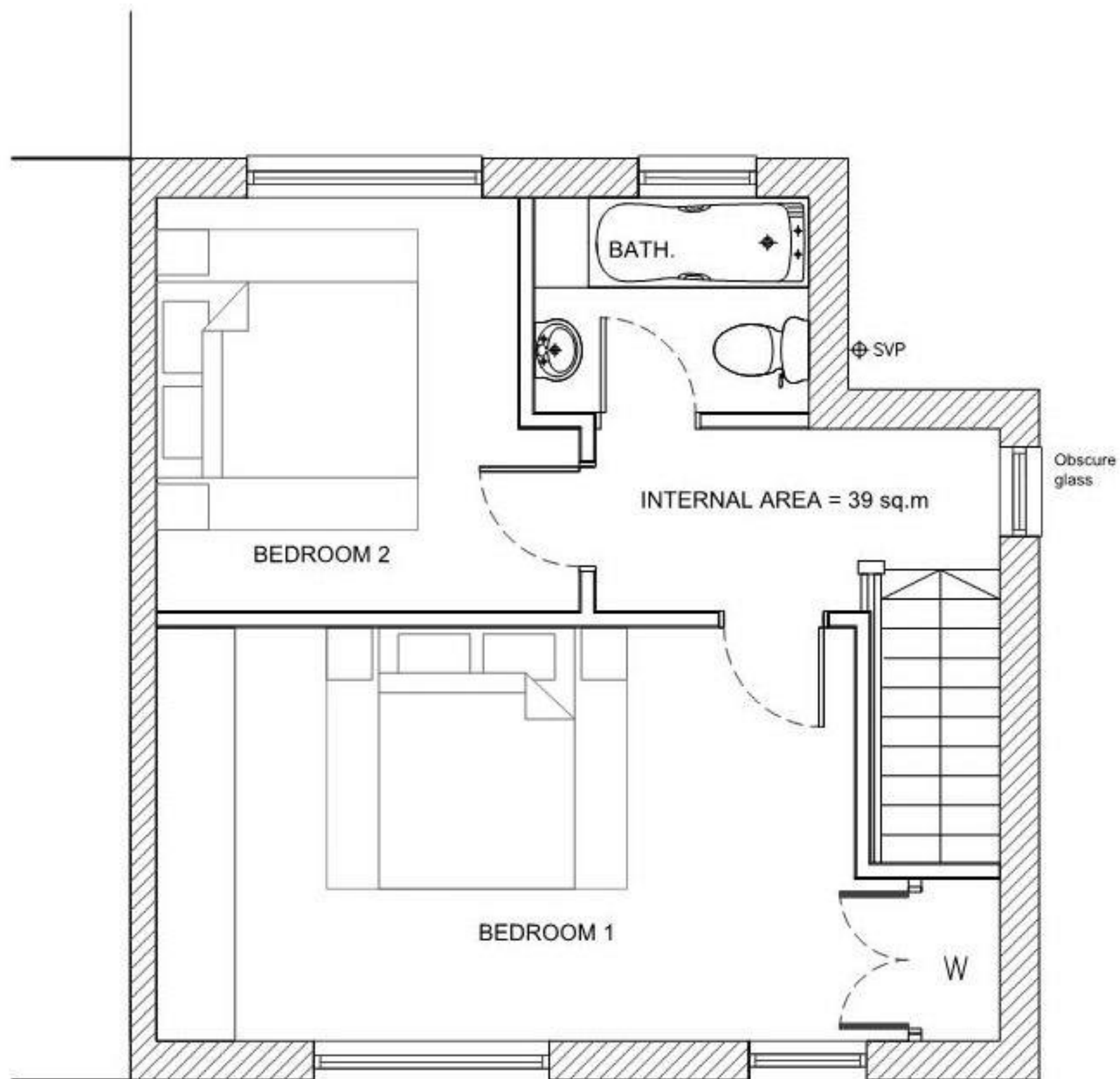
Tel: 01243 373245 Mobile: 07970439156

Project:
16 Selborne Avenue, Havant

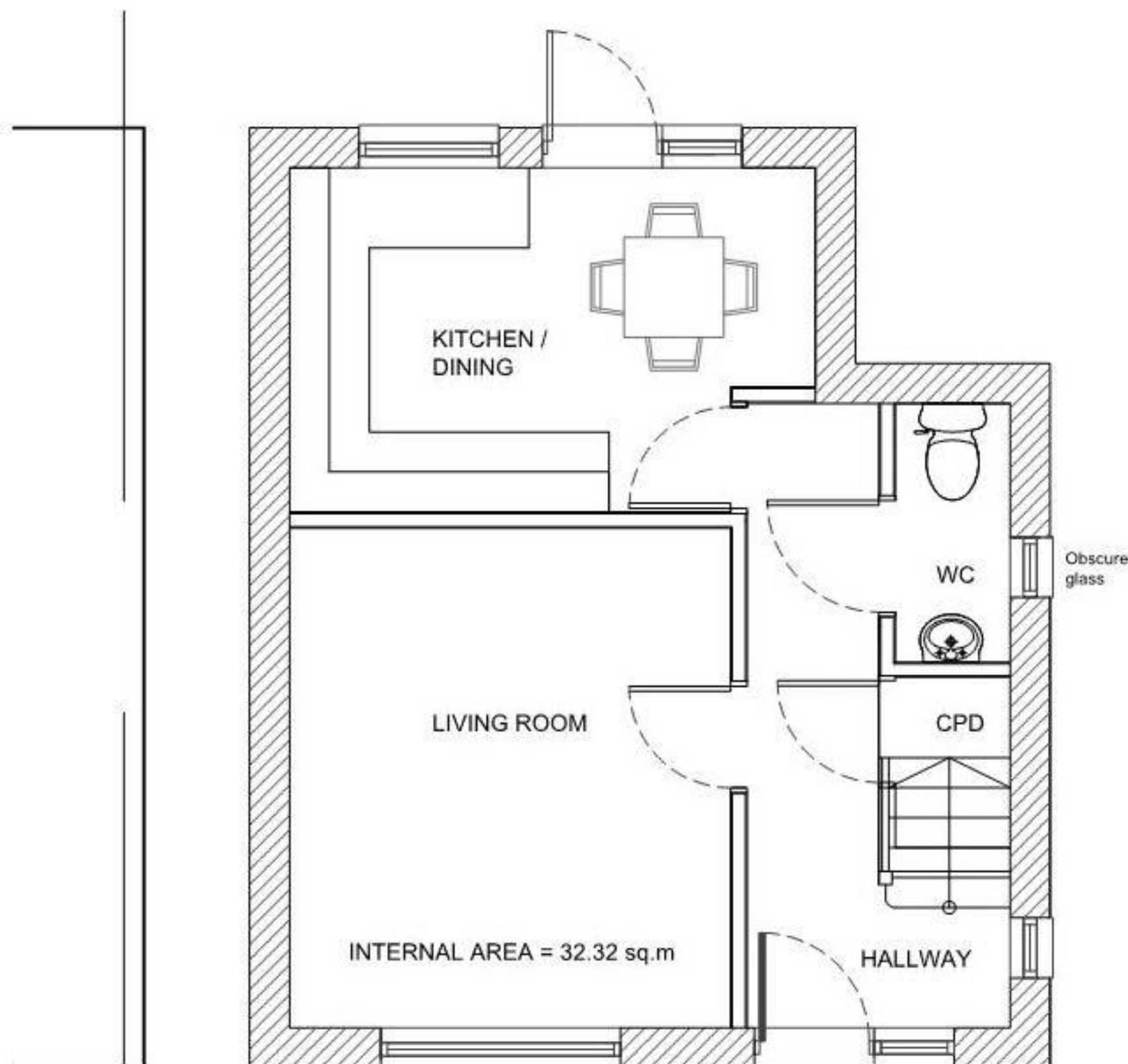
Drawing:
PLANNING
Location plan

20.149

Drawing: P01A



PROPOSED first floor plan
Scale 1:50



PROPOSED ground floor plan
Scale 1:50

BESPOKE architects

Tel: 01243 373245

Mobile: 07970439156

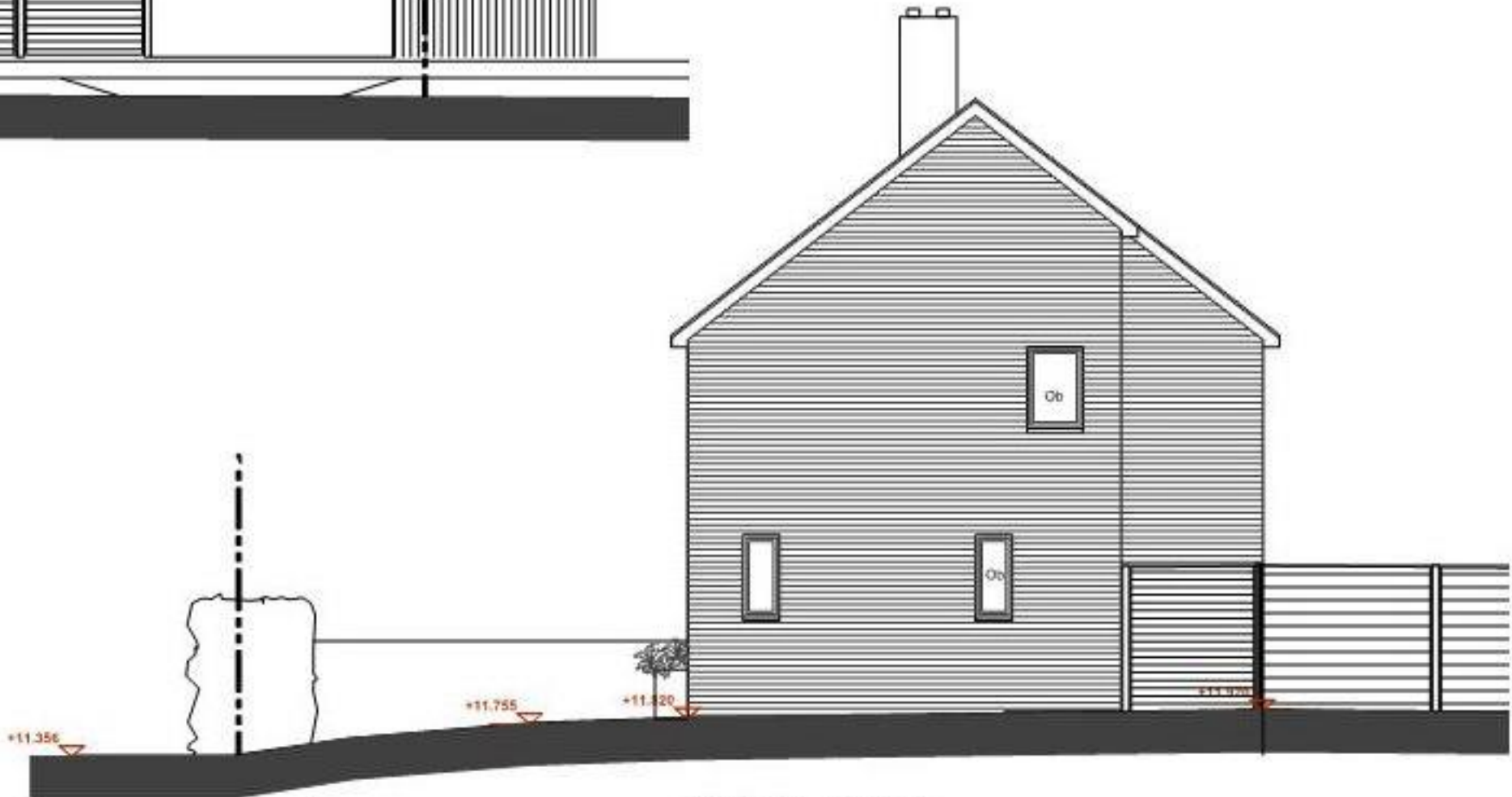
Project:
16 Selborne Avenue, Havant

Drawing:
PLANNING
Proposed floor plans
20.149

Drawing: **P02A**



PROPOSED south elevation



PROPOSED east elevation



PROPOSED north elevation

BESPOKE architects

Tel: 01243 373245

Mobile: 07970439156

Project:
16 Selborne Avenue, Havant

Drawing:
PLANNING
Proposed elevations

20.149

Drawing: **P03A**