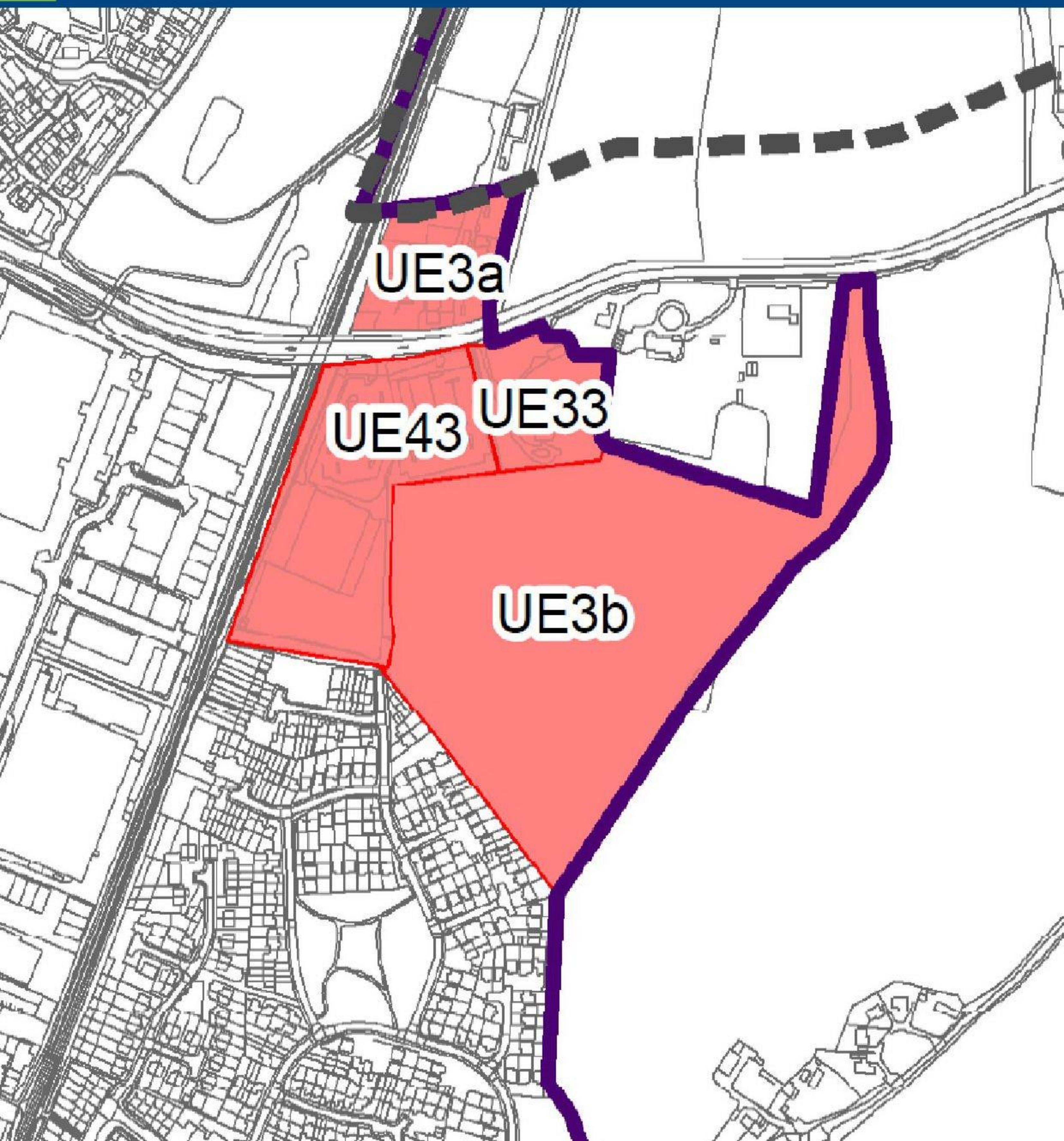




# Supporting Planning Statement

Land south of Bartons Road, Havant, Hampshire  
Proposed residential development

December 2015



December 2015

## Quality Assurance

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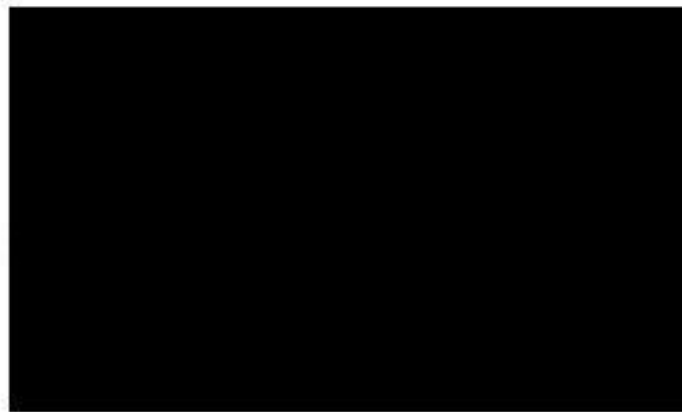
Site name: Land south of Bartons Road, Havant, Hampshire

Client name: Chidden Farms

Type of report: Supporting Planning Statement

Prepared by: Andrew Blackwell BA (Hons) MRTPI

Signed



Date 22 December 2015

Reviewed by: Sam Metson

Signed



Date 22 December 2015



December 2015

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## Appendices

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**Appendix 1 Havant Borough Draft Allocations Local Plan Extract – UE13**

**Appendix 2 List of Submissions**

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# 1 Introduction

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- 1.1 This Supporting Planning Statement supports an outline planning application for residential development on land south of Bartons Road, Havant. This application seeks outline planning permission for 175 residential units and all matters reserved except access. It is submitted on behalf of Chidden Farms and follows pre-application discussions with the Council.
- 1.2 The Statement seeks to demonstrate how the proposal responds to relevant planning policies and set out reasons why planning permission should be granted. It includes a brief description of the site, the pre-application context and deals with the main planning considerations. The Statement also summarises the findings of the specialist studies that have been commissioned by the applicant to consider, in detail, the constraints and opportunities that affect and influence the development of the site. The application is therefore supported by the following documents:
- Design and Access Statement incorporating the development / height / access and land use parameter plans and landscape strategy from terra firma (Stainsby Architect);
  - Transport Assessment and Travel Plan (C and A Consulting Engineers Ltd);
  - Historic Environmental Desk Based Assessment [Archaeology and Cultural Heritage] (Wessex Archaeology);
  - Landscape and Visual Impact Assessment (terra firma);
  - Drainage (surface water and foul drainage) including Flood Risk Assessment (C and A Consulting Engineers Ltd);
  - Ecology Report/Habitat Surveys (Ecology Co Op);
  - Arboricultural Impact Assessment (Bernie Harverson).
- 1.3 A request for a Screening Opinion was submitted to Havant Borough Council (HBC) in July 2015. The LPA confirmed at the pre submission consultation that an Environmental Impact Assessment was not required. A written confirmation is yet to be received. The EIA Screening Report is attached in the appendices to this Statement. That report considered 190 homes, since when site considerations point to 175 dwellings as most suited to environmental capacity.

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## 2 Site Surrounding and Context

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- 2.1 The boundaries of the 7.16 ha application site are shown on the submitted Location Plan drawing no 063/PL/01. The site lies immediately to the south of Bartons Road and runs south towards the Locks Farm housing estate (Denvilles). It is identified in the adopted Havant Borough Allocations Plan, capable of achieving up to 203 homes (policy HB1 ref UE 3b).
- 2.2 The land with its immediate the surrounding area is gently sloping in nature, downwards from north to south and in agricultural production. The landscape is predominantly open in character.
- 2.3 The northern boundary is defined by Barton Road, which carries a hedgerow and trees, interrupted by breaks either to access residential properties or agricultural land. Trees provide a curtilage boundary with existing properties that front Barton Road and which feature as a western boundary to the main point of access. Trees similarly feature within the western boundary against adjoining retail premises which includes the Wyevale Garden Centre). To the south a thick tree belt divides the site from the Locks Farm residential estate. Apart from some individual trees there is an open boundary to the east. For a more detailed explanation of the site boundaries, and commentary on the nature of, and design implications for, adjoining properties, such as East Leigh House and Helmsley House, please refer to the accompanying Design and Access Statement and the Landscape Visual Impact Assessment.
- 2.4 The application site is described, in terms of accessibility in the submitted Transport Assessment. This confirms how the site is located within 640/750m of bus stops route and is 1.4km of Warblington railway station. The site is within walking distance to retail and, primary school provision and bus and cycle routes to secondary school. Detail of these plus improvements required to pedestrian and cycle links, as set out in the Havant Allocations Plan (2014) Policy UE3b, are set out in the accompanying Transport Assessment and illustrated in the proposed masterplan within the submitted Design and Access Statement.

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### 3 Pre-application Context

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- 3.1 As the site relates to an allocation in the adopted Local Plan, the site has been the subject of number of meetings held with Havant Borough Council to inform the brief for policy HB1:UE3b. Subsequent meetings have scoped out the principle requirements for the planning application submission.
- 3.2 Prior to the submission of the application, and the finalised proposal, a pre-application meeting took place with Havant Borough Council on the 14<sup>th</sup> October 2015 and which followed a Development Consultation Forum on the 10th September 2015. A summary of the latter event, including local comment, is provided within the accompanying Design and Access Statement. Similarly that Statement confirms post pre-application submission discussions to satisfy issues including the setting of East Leigh House.
- 3.3 Following the Development Consultation Forum, approaches to meet with the local residents association (Denvilles and Warblington) for further consultation was declined, but where it was made clear that the primary issue is the satisfactory resolution of surface water disposal and avoidance of flood occurrences for the Locks Farm (Denvilles) area. As further detail of this matter develops it is the agreed intention to share further information.

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## 4 The Proposal

- 4.1 The proposed development provides the following outline scheme:

"A residential development of 175 homes of mixed density, including affordable homes including internal access roads, and landscaped public open space at land south of Bartons Road, Havant."

### Use

- 4.2 The proposed development will offer a range of new homes both affordable and market, to suit a wide variety of residents with different lifestyles, needs and aspirations. The site has been designed around a robust and sensible street pattern with a clear street hierarchy which is reinforced with a network of public open space based on existing natural landscape and intended sustainable urban drainage features. The open space will provide a sequence of recreational areas and clear green links through the site. The proposals will therefore provide for sustainable residential design with clear and connective access to the surrounding communities.

### Access

- 4.3 The site will provide for one vehicular access point off Bartons Road and two pedestrian points off Bartons Road and Japonica Way.

### Amount

- 4.4 The total site area within the redline boundary equates to 7.16 Ha and the residential area, as illustrated on the masterplan and parameter plans, totals 4.37 Ha this includes the residential internal roads but excludes the access road.
- 4.5 The overall density of the residential area is approximately 40 dwellings per hectare. The housing will be no higher than 2.5 storeys the layout has been carefully designed to minimise and avoid any impact on retained trees and hedgerows and proposes to retain an open setting for East Leigh House.
- 4.6 The illustrative layout shows a mix of units:

### Housing Mix

| Unit Type | % share of total |
|-----------|------------------|
| 1 Bed     | 7                |
| 2 Bed     | 34               |
| 3 Bed     | 44               |
| 4 Bed     | 6                |

- 4.7 The remainder of the land is taken up in public open space; ponds and swales, equating to 0.64Ha.

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## 5 Planning Policy Considerations

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5.1 Planning decisions in England are to be taken in accordance with the Development Plan unless material considerations indicate otherwise. This is given statutory force by Section 38(6) of the Planning and Compulsory Purchase Act 2004.

5.2 The Development Plan for Havant Borough Council (HBC) comprises:

- Havant Borough Local Plan: Core Strategy (2011);
- Havant Borough Council Allocations (2014).

5.3 The following policy review examines the Development Plan and other material considerations.

### Local Policy

5.4 The Havant Borough Core Strategy was adopted in 2011. The Core Strategy describes the Council's long term vision and objectives for what the borough will be like as a place in 2026. The Havant Borough Council Allocations Local Plan was adopted in 2014. It offers policies Policy HB1:UE3b where an area of 6.61 Ha is allocated for up to 203 dwellings.

5.5 Policy UE3b offers site specific requirements and where the following are of note:

- Heritage Statement;
- Design and layout to respect the context and setting of Eastleigh House;
- A strong landscape buffer on the eastern boundary;
- The design and layout to retain and protect TPO trees;
- A legal agreement between the landowners and the Council to release covenants that facilitate the development Supplementary Guidance Documents.

5.6 In addition to the policies of the development plan, and the aforementioned material considerations additional guidance to supplement the development plan can be found in adopted supplementary planning documents (SPD) and endorsed supplementary guidance documents (SG) relevant guidance documents are listed below:

- Havant Borough Design Guide SPD (2011);
- Housing SPD (2011);
- Residential parking and cycle provision (2010);
- Provision and improvement of playing space for new housing development SPG (2004).

### CIL and Developer Contributions

5.7 Havant Borough Council Developer Contributions Guide (2013) sets out information about developer contributions in the Borough. The guide provides a background to CIL and additional s.106 obligations

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sought for new development. CIL came into effect on the 1st August 2013 and development permitted on or after this date could be liable to pay the rates set out in the Charging Schedule.

The CIL charging schedule is as follows:

| Development Type CIL Rate           | (£ per sq. m) |
|-------------------------------------|---------------|
| Residential* (one dwelling or more) |               |
| Emsworth and Hayling Island         | £100          |
| Rest of Borough                     | £80           |

#### Section 106 contributions

5.8 The planning proposal is expected to attract section 106 contributions. These are anticipated from the following headings:

- Education;
- Open space maintenance;
- Any required off site road improvements;
- Contributions to improvements to current pedestrian links to Bartons Road and Japonica way.

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## 6 The Case for Development

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### The principle of development

- 6.1 The adopted Local Plan allocation confirms the Council's commitment to delivering additional new homes and development to the Borough in logical and suitable locations. The Council confirms urban development of Havant in this location. The planning application proposes 175 residential units and open space and respectful of the UB3b brief.

### Arboriculture

- 6.2 An Arboricultural Impact Assessment (AIA) was carried out by Bernie Harverson in association with terra firma Consultancy. The proposal accords with policy DM8.1 and .2 as the development proposal acknowledges and respects trees to be retained. This is confirmed by the submitted tree survey and protection proposals.

### Archaeology and Heritage

- 6.3 A Historic Environment (archaeological and cultural heritage) Desk Based Assessment was carried out by Wessex Archaeology. This is appended to the planning application submission. The study identified no known overriding heritage constraints which would be likely to prohibit development as no previous archaeological investigation of the site exists. For underground heritage interest a programme of works is anticipated prior to construction for the satisfaction of the County Archaeologist. As regards East Leigh House, its historic setting is acknowledged and how, without mitigation, adverse effects could result. The assessment has however acknowledged the proposed masterplan positively addresses the matter with a balanced approach for an open outlook but with tree retention and added planting in selected locations to protect its setting and juxtaposition against proposed new development.

### Ecology

- 6.4 A Phase 1 Habitat Assessment was carried out by Ecology Co Op. The Phase 1 Assessment identified several habitats suitable for supporting species. The following additional surveys were undertaken to investigate in more detail:
- Great Crested Newt Survey: A total of 4 GCN surveys were conducted forming a viable 'presence/absence' survey in accordance with Natural England guidelines. No GCN's were identified;
  - Reptiles: seven survey visits were conducted in suitable weather conditions, a peak count of 3 common lizards were identified. The survey confirmed this represents a low population presence, mitigation methods were recommended;
  - NVC: The survey concluded the existing grassland is of relatively low conservation value. It recommended the field margins were preserved where possible and appropriately managed in order to retain, and ideally enhance existing floral diversity in the local area;
  - Bat: No bats were observed emerging from trees on site, their roosting potential remains high and therefore the presence of roosting bats cannot be ruled out at other times of the year. Foraging bats were observed, the survey therefore recommended any lighting to be avoided along existing tree lines. Proposed enhancement works, such as the flood abatement wetland area will improve existing foraging habitats for bats in the local area;

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- Ecological Walkover Assessment of Flood Abatement Method: An ecological appraisal of the proposed wetland area was conducted. The appraisal stated the creation of wetland habitat will almost certainly improve foraging habitats for bats in the local area.
- Brent Goose Survey: No brent geese were identified during the survey assessment carried out between November 2013 and March 2014.

6.5 The proposal can therefore be considered in accordance with national and local planning policy and in accordance with European Law. The ecological surveys confirm the proposal will not have an unacceptable impact on existing wildlife.

6.6 A mitigation statement and habitat creation/management plan is provided with this application. It offers responses to the issues of grassland, bird, reptile, bat and invertebrate protection, mitigation and habitat enhancement. These are in the form of created receptor areas for reptiles: new and enhanced areas of water retention; new landscaped areas and the introduction of building features within the design of new dwellings.

#### Utilities and Foul Drainage

6.7 A services appraisal was undertaken to support the planning application. The appraisal is submitted as part of the application and is summarised below:

- Portsmouth Water has confirmed water mains exist within adjoining roads and the presence of the water main along Bartons Road invites no requirement for offsite mains reinforcement.
- Southern Gas Networks has confirmed the site will be provided with gas without off site reinforcement.
- Low voltage cables serve the areas to the west, south and along Bartons Road. The presence of HV cables, substations and LV networks confirm electric can serve the site.
- The proximity of existing apparatus confirms telecommunications firm can service the site.
- Discussions with Southern Water confirm the site can be adequately drained from the designed drainage system proposed.
  - In conclusion the services appraisal states, as the site can be fully serviced there is no reason why the site should not gain planning permission from a utility services point of view.

#### Flood Risk

6.8 A Flood Risk Assessment (FRA) was undertaken by C+A Consulting Engineers. The FRA confirms:

- The application of sustainable drainage techniques to manage surface water run-off.
- Any residual risk, in the event of blockage, is off set by the general site that conveys flood water towards open fields to the south east.

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### Landscape and Visual Impact

- 6.9 terra firma carried out a Landscape Visual Impact Assessment (LVIA) in order to understand the potential impacts of the proposed residential development. The LVIA is attached as part of the planning application submissions and offers a considered analysis of views to and from the site.
- 6.10 The visual assessment has concluded that, if designed with the proposed green infrastructure, the loss of agricultural character will be limited.

### Transport

- 6.11 A Transport Assessment (TA) accompanies the planning application. It confirms that the site is well located to local facilities and services. The proposal is shown to improve PROW connections to Japonica Way and Bartons Road, and then onto the wider pedestrian and cycle network. In addition the TA confirms how the proposal will not have a significant impact on the surrounding highway network in terms of capacity or safety.

### Planning Obligations

- 6.12 Following discussions with planning officers the following broad headings will form the planning application's planning obligations, all subject to viability and detailed discussions:
- A Residential Travel Plan
  - A management strategy for new roads;
  - On site open space management and maintenance arrangement;
  - SUDS (details submitted as part of the FRA);
  - Management and maintenance plan for the development;
  - Appropriate and proportionate education contribution;
  - Securing public rights of way and gaining access through the site to the public open space and to cycle/pedestrian routes;
  - A proportion of the housing will be affordable dwellings in accordance with the policy;
  - Long term management of affordable housing;
  - An employment and Skills Plan for construction phase of the development.

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## 7 Overall Summary and Conclusions

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- 7.1 This Supporting Planning Statement supports the outline planning application for residential development on land south of Bartons Road Havant. The planning application seeks outline planning permission for 175 residential units and all matters reserved except access. It is submitted on behalf of Chidden Farms and follows consultation and engagement.
- 7.2 It has explained that the proposed scheme has addressed the adopted policy HB1:UE3b designation's listed known constraints and requirements.
- 7.3 The planning statement has identified no adverse impacts that significantly and demonstrably outweigh the benefits of the proposed development. The proposed development is considered to be sustainable development in accordance with the Framework and should be granted outline planning permission. The proposed development will provide for the following:
- The setting of East Leigh House will be respected and supported;
  - Access to Helmsley House made available;
  - TPO trees retained;
  - Strong eastern boundary created through landscaping;
  - No priority habitat will not be adversely impacted as a result of the development but existing habitats protected and enhanced;
  - The existing pond on site will be retained and enhanced;
  - The proposed drainage works will be sustainably designed and result in no flood risk for development further south;
  - New connectivity by footpath and cycle links between Denvilles (Locks Farm) housing estate and Barton Road;
  - There are no highways and transport reasons to refuse the proposed scheme;
  - No impact on known archaeological deposits but additional surveys will further inform and an agreed mitigation strategy will be applied.



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# Appendices

# Appendix 1

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Havant Borough Draft Allocations Local Plan Extract – UE13

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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| <b>Site Name:</b><br>Land South of Bartons Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Site Ref/Policy Number:</b><br>UE3b |
| <b>Description of Site:</b><br>Located to south east of the Havant Garden Centre (UE43). There is an existing public right of way through the site from Denvilles onto Bartons Road. The site is in agricultural use, and detailed soil reports indicate most is Grade 3 quality.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                        |
| <b>Known Constraints:</b> <ul style="list-style-type: none"> <li>• Moderate potential for previously unidentified archaeological deposits</li> <li>• TPOs</li> <li>• Mineral Safeguarding Area</li> <li>• Adjacent to listed building</li> <li>• Site includes or is close to existing sewerage infrastructure</li> <li>• Southern Water has advised that sewerage capacity in network closest to site is limited</li> <li>• Adjacent to the undeveloped gap</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                        |
| <b>Existing Transport Provision:</b> <ul style="list-style-type: none"> <li>• Existing bus routes available within 600m both north and south of the site (but potential to extend bus route(s) to serve the site)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                        |
| <b>Existing Accessibility to Local Services/Facilities:</b> <ul style="list-style-type: none"> <li>• Local shop within 400m</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                        |
| <b>Site Opportunities:</b> <ul style="list-style-type: none"> <li>• New homes including affordable housing</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                        |
| <b>Policy UE3b - Site Specific Development Requirements:</b> <ul style="list-style-type: none"> <li>• Heritage Statement, of an appropriate level of detail, to support planning application</li> <li>• Design and layout to respect the context and setting of listed building</li> <li>• Strong landscape buffer on eastern boundary required</li> <li>• Design and layout to aim to retain and protect TPO trees</li> <li>• The site is subject to a S106 legal agreement which the landowners and the Council (as parties to the original agreement) will need to vary to allow development to take place</li> <li>• Vehicular access to be provided north onto Bartons Road (running to the east of land at Helmsley House)</li> <li>• Pedestrian/cycle access to be provided south into existing residential development in Denvilles (improvement to existing link)</li> <li>• Improvements to increase natural surveillance and useability of the pedestrian/cycle link onto Bartons Road (west of Eastleigh House). This requirement may not be necessary should more suitable pedestrian/cycle access be made available through Havant Garden Centre, also a residential allocation (UE43)</li> <li>• Long term provision should be made available should further residential development be sought on land to the immediate west of the vehicular access (land at Helmsley House). This should ensure no ransom strips are in place and allow for coordination of development so that residential properties could (if sought) be providing facing onto the access road. This would improve natural surveillance of the access proposed and provide for coordination of development</li> <li>• Consultation with HCC alongside any planning application in relation to minerals and whether prior extraction may be required</li> <li>• Employment and Skills Plan to support planning application</li> <li>• Southern Water request connection to the sewerage system at the nearest point of adequate capacity</li> <li>• Appropriate easement from existing sewage/waste infrastructure</li> </ul> |                                        |

## Appendix 2

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List of Submissions

|    |                                                                                  |
|----|----------------------------------------------------------------------------------|
| 1  | Location Plan dwg ref: 063 PL01                                                  |
| 2  | Existing Site Plan dwg ref: 063 PL02                                             |
| 3  | Illustrative masterplan dwg ref: PL03                                            |
| 4  | Transport Assessment Volumes 1, 2, 3                                             |
| 5  | Preliminary Foul and Services Appraisal Volumes 1, 2                             |
| 6  | Flood Risk Assessment Volumes 1, 2, 3, 4                                         |
| 7  | Arboricultural Impact Assessment                                                 |
| 8  | Landscape Visual Assessment                                                      |
| 9  | Landscape Masterplan dwg ref: 1208-101 (REV 1)                                   |
| 10 | Tree protection Plans<br>BJH 03/04,<br>Sheet 1 Rev 1<br>Sheet 2<br>Sheet 3 Rev 1 |
| 11 | Porous Footpath Plan                                                             |
| 12 | Tree Survey and Constraints Plan<br>BJH 01/02,<br>Sheet 1<br>Sheet 2<br>Sheet 3  |
| 13 | Ecological Mitigation and Habitat Creation and Management Plan                   |
| 14 | Bat Survey                                                                       |
| 15 | Breeding Birds Survey                                                            |
| 16 | Preliminary Ecological Appraisal and Phase 1 Habitat Assessment                  |
| 17 | Historic Environment Desk-Based Assessment                                       |
| 18 | Design and Access Statement                                                      |

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