

HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 22 August 2019

Present

Councillor: Satchwell (Chairman)

Councillors: Keast, Lloyd, Howard, Lowe, Crellin, Patel (Standing Deputy)
and Mrs Shimbart (Vice-Chairman)

Other Councillors G Robinson

Officers: Mark Gregory, Democratic Services Officer
Lisa Papps, Democratic Services Officer
Steve Weaver, Development Manager
Lewis Oliver, Principal Planning Officer

1 Apologies

Apologies for absence were received from Councillor Thain-Smith.

2 Minutes

The Minutes of the meeting of the Site Viewing Working Party held on 9 May 2019 were agreed as a correct record and signed by the Chairman.

3 Declarations of Interests

There were no declarations of interest.

4 APP/18/00450 - Land at Forty Acres Farm, Havant Road, Havant

Proposal: Erection of 320 dwellings (including a 30% provision of affordable homes), 66 bed care home, provision of public open space, habitat mitigation zone, allotments, closure of existing access and creation of 2 new access points and associated infrastructure following demolition of existing buildings.

The site was viewed at the request of the Head of Planning.

The Working Party received a written report by the Head of Planning, which identified the following key considerations:

- (i) Principle of development
- (ii) Coordination of Development
- (iii) Nature of Development
- (iv) Impact on the Character and Appearance of the area
- (v) Impact on heritage asset
- (vi) Residential and Neighbouring Amenity
- (vii) Access and Highway Implications

- (viii) Flooding and Drainage
- (ix) The Effect of Development on Ecology
- (x) Impact on Trees
- (xi) Impact on archaeology
- (xii) Community Infrastructure Levy (CIL), Contribution Requirements and legal agreement

The applicant and the agent were present at the meeting during the viewing of the site to give technical advice only.

The Working Party viewed the site, the subject of the application, to assess whether there were any additional matters that should be considered by the Development Management Committee. The Working Party also viewed the site from the rear garden of 29 Westways and the paddock adjoining 39 Westways.

Details of the highway improvements relating to the Rusty Cutter roundabout were shown to the Working Party.

RESOLVED that, based on the site inspection and information available at the time, the following additional information be provided to the Development Management Committee:

- (a) options to reduce the time limit for commencement of works;
- (b) clarification of site levels and the relationship between existing properties on the East side of Westways with the proposed development;
- (c) details on the road movements, tonnage, duration, materials and source of materials relating to the proposed infill; and
- (d) clarification from the applicant over whether it would be acceptable to remove the pedestrian access to Westways and the effect on the site as a whole if it were to be removed.

The meeting commenced at 1.30 pm and concluded at 4.15 pm

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Chairman