

HAVANT BOROUGH COUNCIL
CIVIC OFFICES
CIVIC CENTRE ROAD
HAVANT
HAMPSHIRE P09 2AX

Telephone: 023 9247 4174
Fax: 023 9248 0263
Website: www.havant.gov.uk



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BOROUGH COUNCIL

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SITE VIEWING WORKING PARTY AGENDA

Membership: Councillor Satchwell (Chairman)

Councillors Crellin, Howard, Keast, Lowe, Lloyd and Mrs Shimbart (Vice-Chairman)

Standing Deputies: Councillors Guest, Patel, Patrick and Thain-Smith

Meeting: Site Viewing Working Party

Date: 5 September 2019

Time: 1.30 pm

Venue:

Will Members please meet in the Public Service Plaza's Reception and remember to bring with them their copy of the Agenda for the next meeting of the Development Management Committee, reflective waistcoats/coats and wear appropriate footwear.

Members not on the Working Party are invited to meet with the Working Party onsite for applications within their wards or of general interest. Members intending to meet the Working Party onsite are requested to contact me on 02392 446232 prior to the meeting.

Councillors are reminded that visits to sites/neighbouring land can only be undertaken with the agreement of the landowner(s) concerned. If such agreement is not forthcoming the Development Management Committee will need to rely on the report of the Officers authorised to gain entry under s324 of the Town and Country Planning Act 1990 and s88 of the Listed Buildings Act as these Acts do not automatically give the SVWP the right to enter private property. Councillors and Officers should also remember that when undertaking a site inspection on private property that they should be aware of this fact and care should be taken not to interfere with or damage any property. If a Councillor wishes to take photographs from the application or a third party site he or she should, as a matter of courtesy, seek the consent of the landowner. As Site Viewing is a meeting of the Council, Councillors and Officers are reminded that they should conduct themselves accordingly while on site.

If any member needs to get in touch with the Working Party during the meeting they can be contacted on 07966 491886.

The business to be transacted is set out below:

David Brown
Monitoring Officer

Monday, 2 September 2019

Contact Officer: Lisa Papps 01730 234073
Email: lisa.papps@easthants.gov.uk

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2 Minutes	1 - 2
To approve the minutes of the Site Viewing Working Party held on 22 August 2019.	
3 Declarations of Interests	
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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

.....
Chairman

Schedule of Site Visits

- | | Approximate Time |
|---|------------------|
| (i) Site Address: Land adj to 11 Queen Annes Drive, Havant, PO9 3PG | 1.35pm |
| Application: APP/19/00038 | |
| Proposal: Erection of 1 No. 3 bed dwelling with associated access and parking.

(Agenda Pages: 5 - 34) | |
| (Case Officer: Bee Crawford – 023 9244 6514) | |
| (ii) Site Address: Camp Field (land to the west of Havant Crematorium), Bartons Road, Havant | 2.10pm |
| Application: APP/19/00007 | |
| Proposal: Outline Application for access with all other matters reserved, for up to 72 new homes plus associated green infrastructure including community orchard

(Agenda Pages: Please see attached documents.

This application will be considered at Development Management Committee on 19 th September 2019) | |
| (Case Officer: David Eaves – 023 9244 6549) | |

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- 1.3** A large part of the application site area lies within East Hampshire District Council's administrative area and would remain undeveloped at this stage forming managed fallow grassland, a community orchard and landscaping. A separate planning application for these uses has been submitted to that Authority. This provides a gap to the large area of ancient woodland to the north. To the west is a narrow band of woodland running the length of the application site and separating the proposed development from the recently constructed Linden Homes development including Harrison Way. It is considered that these features would provide an attractive setting to the proposed development.
- 1.4** Bartons Road runs to the southern side of the site with a wide area of road side verge including trees and hedges. There are however views of the site through gaps in the trees and the eastern part of the frontage is more open. To the south of Bartons Road are several large detached dwellings some divided into apartments together with new residential development in the grounds of Eastleigh House. Running south from Bartons Road is the new access road to the Bellway Homes development currently under construction for 175 dwellings. The buildings in that development are set well back from Bartons Road to the rear of the existing development.
- 1.5** As evidenced by the surrounding buildings and uses, this site is located on the interface between the built up area and the non-urban area with other individual uses such as the Crematorium and Hospital nearby. It is also on the administrative boundary between Havant Borough and East Hampshire District. It is considered to be important that any development of the site reflects the interface between the urban and non-urban environments.

2 **Proposal**

- 2.1** The proposal constitutes an Outline Application for access with all other matters reserved, for up to 72 new homes plus associated green infrastructure including a community orchard.
- 2.2** The current Outline planning application seeks consent for the principle of residential development with all matters reserved excepting access. If planning permission is granted, there will therefore need to be a further planning application to be submitted to consider the 'Reserved Matters'; namely the development's Appearance, Landscaping, Layout and Scale. It is however critical at this stage to consider whether the quantum of development proposed is acceptable. The application is accompanied by a masterplan which seeks to demonstrate how the level of development could be accommodated together with a suite of supporting information.
- 2.3** The site would provide vehicular access to Bartons Road from the current Crematorium access road with an emergency vehicular access and pedestrian/cycle link to the western end of the site. The wide verge to Bartons Road (approximately 5m deep) is maintained and the verge includes a number of trees which would be retained excepting where the access is proposed. The residential development would be set back from the road and the impact of the built form would be reduced by the set back and the existing vegetation.

- 2.4** The building heights shown on the indicative scheme are primarily two storey in height with a small number of units at two and a half storey with rooms in the roof. This reflects the sites location at the edge of the built up area and would help to reduce the impacts of the development when viewed from a distance.
- 2.5** The dwellings generally front the central spine road with spurs running north and south from the primary road.
- 2.6** The proposal for up to 72 dwellings would produce a density of development of 36 dph (developable area). This is consistent with a low density development as set out in the current Havant Borough Local Plan (Core Strategy) 2011 policy CS9. Emerging Local Plan 2036 policy H3 states that planning permission will be granted for dwellings (outside town centres and defined opportunity area) where it provides for a minimum of 40dph. Given the sensitivities of the site in terms of its location on the interface between the urban / non-urban area and the relationship to the Crematorium, the density of development proposed is considered to be acceptable. It is not considered that the density of development proposed could be considered artificially low where an application should be refused.
- 2.7** The proposed dwellings provide a mix of one and two bed flats and two to four bed houses. The mix is as set out below:

<u>Flats</u>	<u>No.</u>	<u>% of Total Units</u>
1 Bed	3	4%
2 Bed	15	21%
<u>Houses</u>		
2 Bed	10	14%
3 Bed	41	57%
4 Bed	3	4%

- 2.8** In relation to Affordable Housing the development would meet the Havant Borough Local Plan requirement for a minimum of 30% affordable housing. At the time of this briefing note the mix proposed is 2 x 1 Bed; 14 x 2 Bed; 5 x 3 Bed and 1 x 4 Bed providing a total of 22 units.
- 2.9** The proposed built form would be located away from The Oaks Crematorium which lies to the north of the site by minimum of 47m (from the southern Crematorium boundary which is a landscaped area). A community orchard is proposed to be provided in the north-eastern part of the site adjoining the Crematorium boundary. The access road to the development would split from the Crematorium access after a distance of approximately 17m when entering from Bartons Road. The indicative

layout would allow for a physical separation between the built form of the development and the crematorium access route. This would include landscaping and SUDS features.

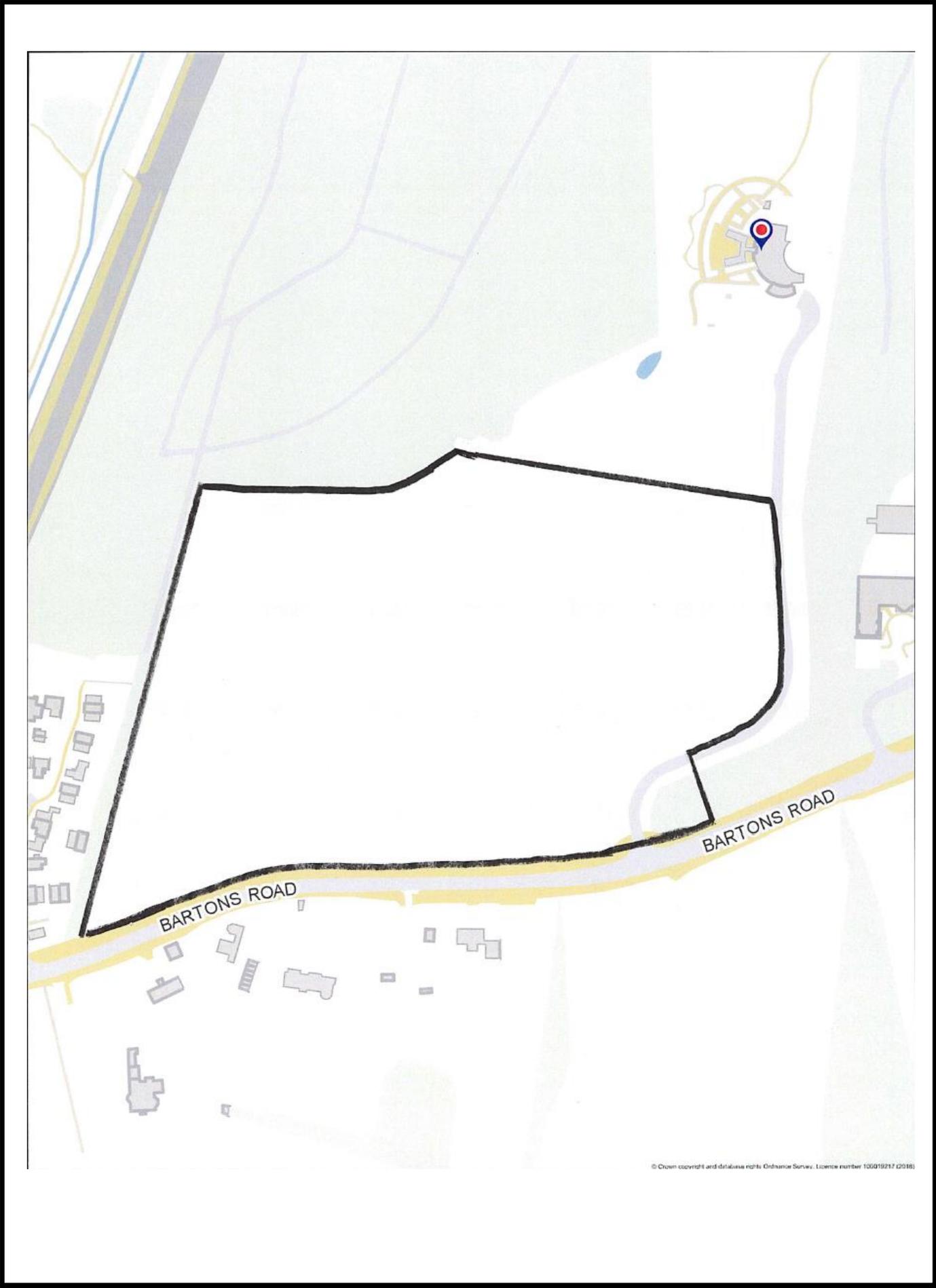
- 2.10 The layout includes open space running north/south across the site which is partly centred on a large oak tree which forms part of a line of trees running across the field. There is a Swale/attenuation pond proposed in the western part of the site.
- 2.11 The majority of the land to the northern part of the site and within East Hampshire District would be managed grassland / fallow although the layout allows for the potential of access to the land so that any future development potential is not prejudiced by the current indicative layout. This together with the community orchard would provide an attractive setting to the development. Wider landscape views are limited from the north and east by the forest, the Hospital, Crematorium and agricultural land. Given the height of the development and the residential scale of proposals it is considered that any impact on the wider landscape and the South Downs National Park would be limited and acceptable.

3. **Conclusion**

- 3.1 In conclusion, this Briefing Note is intended to provide members with an outline of the proposed development at Camp Field in advance of the Site Viewing Working Party visit. A full Officers Report will be available for consideration in line with the Council's Development Management Procedures in due course.

4. **Appendices**

- (A) Location Plan
- (B) Indicative Master Plan
- (C) Indicative Master Plan Dwelling Types
- (D) Dwelling Heights
- (E) Affordable Housing Plan
- (F) Highway Works
- (G) Highway Works continued



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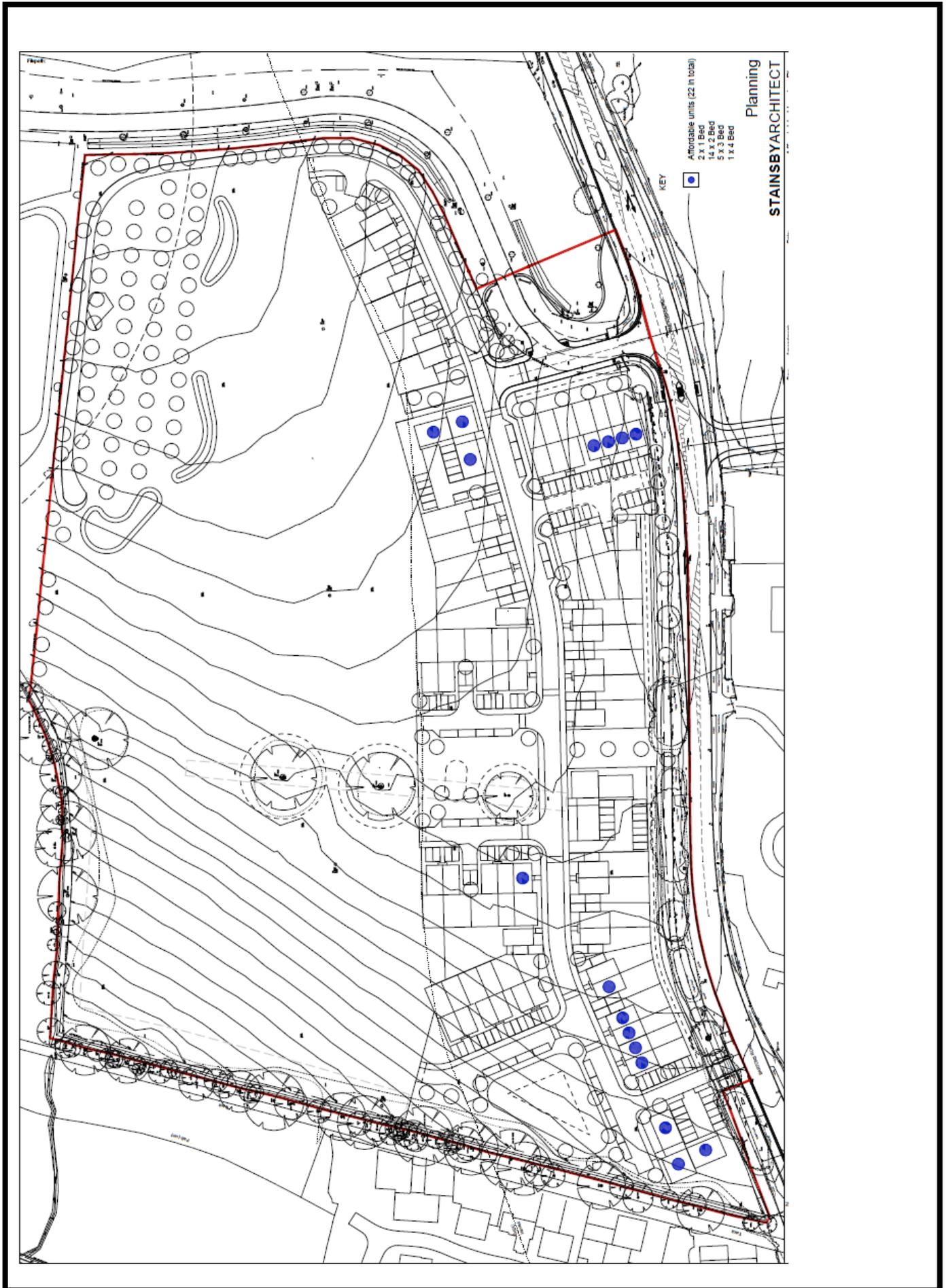
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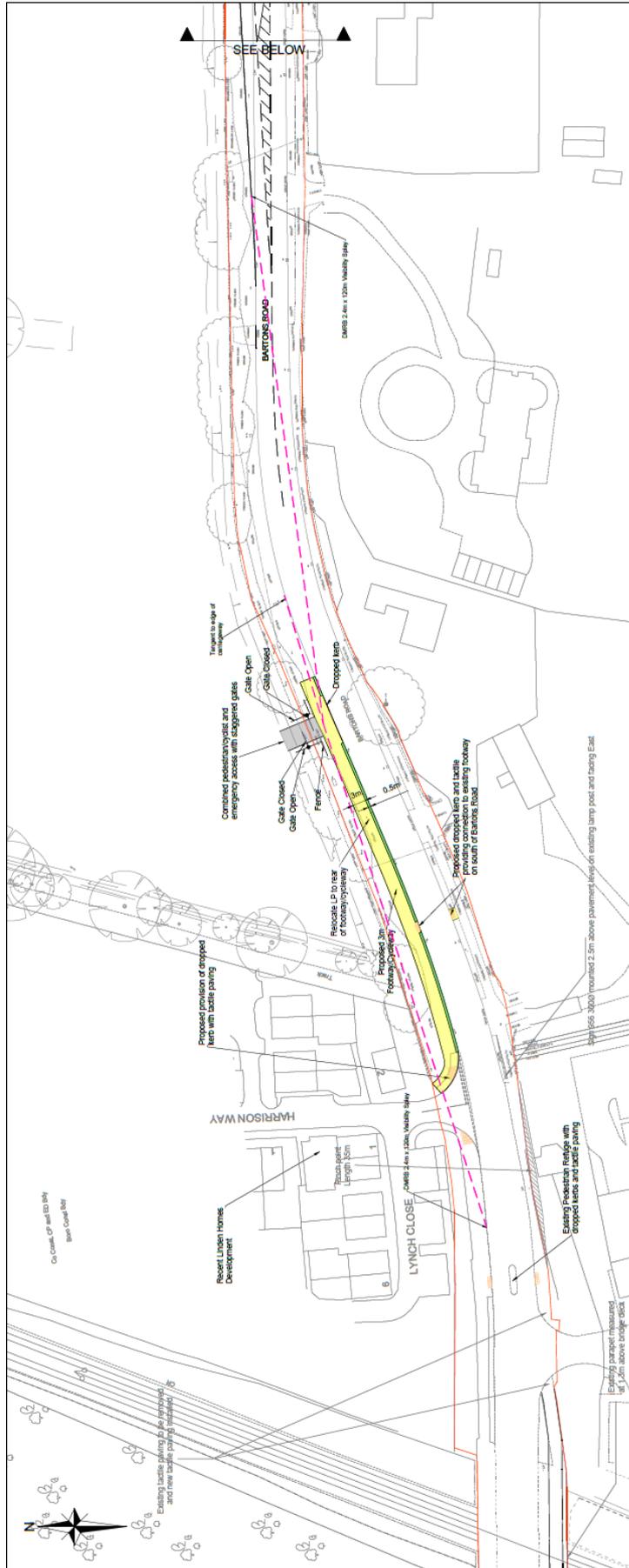
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KEY

Note 1 : The proposed layout assumes prior implementation of the access arrangements as approved for planning application (APP/15/01435) in drawing 14-018-002 and cycle provision improvements as shown in drawing 14-018-015.

- Proposed 2m Footway and 3m Footway/Cycleway
- Proposed Carriageway
- Proposed Traffic Island
- Proposed 0.5m Strip between Carriageway and Shared Footway/Cycleway
- Highway Boundary

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