

### **Supplementary Information to Applications APP/17/00863 and APP/17/00864**

Further to the publishing of the officer's reports relating to the above applications, Members are advised of the following updates:

- Changes to reports / conditions on both applications
- Response to queries raised on Site View Working Party – 29/3/18

#### **Changes to reports / conditions**

##### **APP/17/00863**

1. Correction to Para 7.11 which should read 'The LPA concurs with the view that the VRM **does not have** a role to play where a development is likely to be delivered in one single phase'
2. Para 7.42 has missing text. This should read:

'The proposals will entail the loss of considerable vegetation cover from the site. This includes areas of non-native shrubs as well as large, mature trees and low scrub. Whilst the loss of trees in particular is unfortunate, in terms of impacts to protected species sufficient survey effort has been employed (with the exception of buildings and bats) to have a good degree of certainty that impacts will be minimal. Several of the buildings have been assessed as offering bat roosting potential and requiring additional survey effort. It has been confirmed by the applicant that additional survey work was carried and found **there to be minimal roosting potential**'.
3. Changes to conditions as set out in Appendix E:
  - Condition 1 - The development must be begun within 5 years rather than three. (This is to accord with the outline approval which is commence the outline consent)
  - Condition 5 – reworded as follows:

'No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hard surfaced (including semi-permeable materials) and a programme for their phased implementation have first been submitted to and approved by the Local Planning Authority. The hardsurfacing shall be completed in full accordance with that specification and programme' Reason – same.
  - Condition 12 – delete as this relates to the outline part of the consent only.
  - Condition 13 – delete as this relates to the outline part of the consent only.
  - Condition 20 - List of approved plans should read:
    - P111 - LANDSCAPE DETAIL MAIN HOUSE & STABLE COURTYARD should be LANDSCAPE DETAIL LODGE
    - P404 DAIRY FLOOR PLANS (was missing from original list)

- P005/A ILLUSTRATIVE MASTERPLAN (AMENDED) and P006/B INDICATIVE SITE LAYOUT (AMENDED) are not to be formally approved, so should be removed from the list.

## **APP/17/00864**

Changes to Conditions at set out in Appendix F

- Condition 6 – reworded as follows:

‘No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hard surfaced (including semi-permeable materials) and a programme for their phased implementation have first been submitted to and approved by the Local Planning Authority. The hardsurfacing shall be completed in full accordance with that specification and programme’ Reason – same.

- Condition 7 – delete ‘for that phase’

- Condition 8 – reworded as follows:

‘Prior to the commencement of development and notwithstanding any details previously provided, a landscape strategy plan shall be provided clearly showing all trees to be removed, retained and new trees to be planted including specific locations, species and root protection areas to be agreed in writing by the Local Planning Authority’. The development shall be carried out in accordance with the agreed details only.

Reason – to retain the landscaped and verdant character of the site and having due regard to Policies DM8 and CS11 of the Havant Borough Local Plan 2011.

- Condition 9 – delete ‘on each phase’ for ‘that phase’
- Condition 10 - delete ‘on each phase’ for ‘that phase’
- Condition 14 – reworded as follows:

‘Prior to the commencement of development a programme for the phased implementation of the car parking, servicing and other vehicular access arrangements shown on the approved plans shall be submitted for approval by the Local Plan Authority. The car parking, servicing and other vehicular access arrangements shall be made fully available for use in accordance with the agreed programme and shall be retained thereafter for their intended purpose’.

- Condition 17 - deleted as this is a duplication
- Condition 18 – amendment to (iii) to read 10.5m instead of 2.5 storeys.
- Condition 19 – should read as follows:

‘Prior to the commencement of any above ground construction, details and specifications of all windows and doors on new buildings shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details.

**Reason:** to ensure that such details are appropriate to the character, architectural and historic interest of the listed buildings on the site and having due regard to policies CS11 and DM20 of the Havant Borough Local Plan 2011’

- Condition 20 – deleted as this relates to the listed buildings.
- Condition 25 – List of approved plans to include parameters plan P0003 Rev A and changes to plan numbers as with APP/17/00863

**ATTACHED TO THIS UPDATE ARE UPDATED VERSIONS OF APPENDICES E AND F, TO RELECT THESE CHANGES.**

**Response to queries raised on Site View Working Party – 29/3/18**

1. Why are the listed buildings so expensive to convert?
2. Can a plan be provided showing the existing TPOs and trees, with an overlay on the proposed layout to show the trees to be retained.
3. What are the differences between the scheme outlined at DCF and the current application?
4. Have the current owners approached Historic England and The National Trust to enquiry if they wish to buy the property and land? (This was a post SWVP query raised with officers)

**1. Why are the listed building so expensive to convert?**

Please see Appendix A to the supplementary information.

**2. Can a plan be provided showing the existing TPOs and trees, with an overlay on the proposed layout to show the trees to be retained?**

Please see Appendix B to the supplementary information.

**PLEASE NOTE THE FOLLOWING:**

- TPO no. 1068 was made in 1980. The TPO plan identifies area A1 (covering the Southleigh Park House site ownership area).
- Schedule 1 of the Order lists 27 species of trees but does not located the precise position of the specifically mentioned trees, or clarify the number of other trees covered by the 1980 Order.
- Therefore, the only plan available within the planning application for assessment which shows the trees to be removed and those to be retained is the Landscape Strategy Plan (Appendix D on APP/17/00863). This also shows proposed new trees.
- The Council's Tree Officer has been consulted on this additional information and has nothing further to add to the original response provided in the officer's report.

**3. What are the differences between the scheme outlined at DCF and the current application?**

The scheme proposed at the Development Control Forum (DCF) was at a very early stage in its development, prior to the site being formally allocated as an early release housing site in the LPHS and the Draft Local Plan 2036. The DCF related more to the site being redeveloped as a Brownfield site, which was planned to be vacant by the time an application was submitted. The current applications are therefore far more developed than the idea for residential development proposed at the time of the DCF.

The outcome of the DCF was any future application should provide / consider the following:

- A marketing statement to demonstrate the land and premises are not fit for purpose and financially unviable for B Class employment.
- Impact on listed buildings and setting
- Impact of the development on TPO trees within the site.
- Impact on ecology
- Highway considerations
- Assessment of air quality, contamination and noise issues.

**4. Have the current owners approached Historic England and The National Trust to enquire if they wish to buy the property and land?**

Please see Appendix C to the supplementary information.