

Supplementary Planning Information

**HAVANT BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE
31 October 2019**

I am now able to enclose, for consideration by the Development Management Committee on 31 October 2019, the following supplementary planning information that was unavailable when the agenda was printed.

Agenda No	Item
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| 6(1) | APP/19/00007 - Camp Field (land to the West of Havant Crematorium),
Bartons Road, Havant | 1 - 2 |
| | Proposal: Outline Application for access with all matters reserved, for up to
72 new homes plus associated green infrastructure including
community orchard. | |

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Item 6 (1)

Camp Field (Land to the west of Havant Crematorium)
Updated 30th October 2019.

Updates

Site View Working Party held on 5th September 2019

Information requested:

(a) clarification on whether it was intended that the access road would be an adopted highway.

The question of the adoption or otherwise of the access road has been raised with the Planning Agent who has advised that *'I have always assumed that this would be the case'*.

At this stage, however, it is not possible to confirm whether the access would become adopted (the existing access to The Oaks Crematorium is not adopted). The access would nevertheless need to conform to the design criteria required by Hampshire County Council as the Highway Authority and these would be secured via the S106/S278 requirements.

5 Statutory and Non Statutory Consultations

East Hampshire District Council

East Hampshire District Council have been working with Officers at Havant Borough Council and are currently determining an application for the community orchard that falls within the East Hampshire District area. Officers are also working on a joint legal agreement to secure various matters including the provision and management of the community orchard, subject to which EHDC have no objection.

Hampshire Highways

Further Consultation response in relation to the issue of free flow of traffic into the Crematorium:

Please take this letter as confirmation that the Highway Authority will seek to secure 'keep clear' markings at the access to the crematorium and this will be reflected in the S106 agreement.

These markings would then be delivered as part of the access works which will be implemented through a Section 278 agreement with the Highway Authority should the application receive planning permission at committee.

9 RECOMMENDATION

Conditions:

Amended Condition 20:

No part of the development hereby permitted shall be occupied until a water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority. All measures necessary to meet the agreed water efficiency calculation must be installed before first occupation and retained thereafter.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that necessary avoidance measures are provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy E14 of the Pre-Submission Havant Borough Local Plan 2036.