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Item 8 - Update sheet re APP/19/00427 – Land at Lower Road, Havant

Proposal: Development of 50 new dwellings together with access, landscaping and open space.

The Officer Report produced for this item is updated as follows:

Additional information request by Site Viewing Committee:

Clarification on whether the roads to be constructed within the development would be adopted as highways maintainable at the public expense.

Officer response: - The roads are not to be offered for adoption and would be maintained by the management company.

The reasons given (if available) for the parameters of the application site when it was submitted for inclusion as a development site within the Local Plan.

Officer response: - The applicant submission in respect of the Draft Local Plan Housing Statement July 2016 provides comments in support of the Allocation of the site for 50 residential units and in particular refers to the Havant Borough Local Plan (Allocations) Inspector's Report July 2014 which stated: -

1. The evidence leading to non-allocation of this site is confused and fragmented. It was identified in the SHLAA as a potential housing site and is recommended for development in the Gaps review. SA identified loss of agricultural land as a strong adverse effect, as well as noting adverse effects on the landscape, biodiversity, the adjacent conservation area and features of archaeological importance. However the site continued to feature in SHLAAs from 2010 to 2013 albeit the 2013 SHLAA, whilst retaining an estimate of 250 dwellings, indicated that access through the conservation area could limit large scale residential development. It was then discounted because the cumulative adverse effects would not be outweighed by a contribution of only 15 dwellings, with no explanation of the reduction to 15 dwellings.
2. The landowners have submitted a winter waterfowl survey undertaken between November 2013 and March 2014 which shows no use of the open fields by waterfowl. In addition, they contest the Council's view that the site is grade 1 agricultural land. They argue that the site is capable of accommodating 50 dwellings.
3. Some of the adverse effects identified in SA can be overcome whilst others, such as the site's biodiversity and the grading of the land, remain matters of disagreement between the Council and the landowner. However it is clear that the site's proximity to Old Bedhampton Conservation Area through which it would be accessed is a strong factor weighing against development. This,

together with uncertainty of impact on biodiversity and agricultural land, justify the non-allocation of this site."

The submission by the applicant identifies that the Inspector's report July 2014 was in respect to a proposed allocation for 250 dwellings on a larger area, whilst the current allocation is for 50 units and only on the eastern part of the site. The reduced scheme and site parameters are in response to the issues relating to the traffic impact on the adjoining Conservation Area, uncertainty relating to Brent geese and agricultural land identified by the Inspectorate for further consideration.

3 Proposal

The layout plan has been amended to show both the claimed route of Narrow March Lane and the route as exposed by the on site archaeological investigation, and the layout has been slightly adjusted to accommodate the slightly wider route identified by the archaeological investigation as follows:-

- Plots 1, 41, 48, 49 & 50 – rear garden fence line slightly amended.
- Plot 46 – RHS fence line slightly amended.
- Plots 45 & 46 – Plots moved slightly left to allow for side gate to plot 46 and fencing
- Parking spaces for plots 45, 46, 49 & 50 moved slightly left
- Plot 48 French door positions amended.

The amended plans comprise the Plan Site Layout amended to 17.043.102 Rev S and House type HA amended to 17.043.220D

9. Recommendation

That the Head of Planning be authorised to GRANT PERMISSION for application APP/18/00427 subject to:

- (A) a Section 106 Agreement securing the matters as set out in paragraph 7.138 of the officer report; and
- (B) conditions 1 to 22 of the officers report as amended below (subject to such changes and/or additions that the Head of Planning considers necessary to impose prior to the issuing of the decision):

Condition 2: Submitted plans and documents

Site Layout amended to 17.043.102 Rev S

House type HA amended to 17.043.220D

Additional conditions

23 Strategy for tree belt

No above ground development shall take place until a strategy and planting program for the replacement of the conifer belt has been submitted and approved in writing by the Local Planning Authority. The strategy shall set out the program and timing for the phased removal of the conifer belt and provide details of the replacement planting including species, size, and planting density. The planting shall be carried out in full accordance with the approved details.

Reason: To achieve an appropriate landscaping scheme to replace the conifer belt in accordance with policies DM10, CS12 and CS16 of the Havant Borough Local Plan (Core Strategy 2011) and the National Planning Policy Framework.

24 Permissive path construction

No above ground development shall take place until the following details have been submitted to and approved in writing by the Planning Authority in liaison with HCC as Highway Authority.

- (a) a specification of the type of construction for the permissive path(s), including all relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels together with details of the method of disposing surface water;
- (b) a programme for making up the permissive path.

The works shall be carried out in accordance with the approved details, unless otherwise first agreed in writing by the Planning Authority

Reason: To ensure the permissive path(s) are constructed to a satisfactory standard and having due regard to Policy C16 CS16 of the Havant Borough Local Plan (Core Strategy 2011) and the National Planning Policy Framework.

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