

Supplementary Information

HAVANT BOROUGH COUNCIL
PLANNING COMMITTEE
THURSDAY, 15TH DECEMBER, 2022

Please note that the attached supplementary information was unavailable when the agenda was printed.

Agenda No Item

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|-------------|--|--------------|
| 4(a) | APP/21/00678 - Camp Field (land to the west of Havant Crematorium), Bartons Road, Havant | 1 - 2 |
| | Proposal: Application for Reserved Matters Approval pursuant to Outline Planning Permission APP/19/00007 for the layout, scale, appearance and landscaping of 70 dwellings and associated works. Request for approval of details pursuant to Conditions 5 (Arboriculture); 7 (landscaping); 8 (drainage); 10 (boundary treatments); 13 (levels); 15 (highways); 17,18 and 19 (archaeology); 21 and 32 (lighting). | |

[Additional Documents](#)

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Deputation on behalf of the applicant (Redrow Homes Ltd) in respect of an application for the remaining reserved matters (ref.APP/21/00678) pursuant to outline planning permission ref.APP/19/00007

The principle of development on this site has been established by the granting of outline planning permission. The need for this site to be delivered quickly has become even more stark in light of the acknowledged 5 year housing land supply shortfall.

The applicant has worked closely with officers, consultees and key stakeholders through pre-application discussions, and the subsequent planning application, to produce a scheme which respects the landscape; respects neighbouring land uses; delivers a sensitive streetscene; and overall, is appropriate to its setting.

The whole process has been constructive and collaborative.

The scheme before you represents a small reduction in the number of dwellings approved at the outline stage. This was proposed in order to:

- deliver greater spacing between dwellings;
- to deliver more green spaces around the site; and
- to deliver a scheme which sensitively reflects this edge of settlement location.

Accordingly, the case officer has provided a thorough report, concluding with a clear recommendation for approval.

In summary, the scheme delivers :

- a range of housetypes, styles and sizes;
- 21 affordable homes including First Homes;
- generous gardens and good separation between properties;
- large areas of open space including a community food growing area;
- electric vehicle charging for all plots with off street parking;
- a new footpath and cycle link along the Bartons Road frontage;
- significant environmental improvements (including the removal of nutrient polluting farmland);
- new tree and hedgerow planting;
- a landscaped buffer to the crematorium access; and
- a dark corridor is retained along the western boundary to provide appropriate habitat for foraging bats.

The proposed density is approximately 31 dwellings per hectare (dph) and is attractively designed to integrate well with the suburban, rural edge character.

Importantly, in response to this application for the remaining Reserved Matters there is no objection from:

- the highways authority;
- the drainage authority
- the Council's landscape officer;
- tree officer;
- ecologist;
- archaeology officer; and
- nutrient neutrality team.

These responses must weigh heavily in favour of the proposals.

Similarly, that there is not a single letter of objection from the public should not be understated and is a testament to the quality of the proposal.

The layout has evolved through close collaboration with your officers, and operators of the adjoining crematorium who have expressed their support for the scheme in writing.

We have listened, and worked closely with officers, to produce a form of development which preserves the character of this edge of settlement location, whilst seeking to deliver a range of house types to meet local needs.

There are no adverse impacts of approving this application which would significantly and demonstrably outweigh the benefits. The site is available and deliverable. The applicant intends to commence delivery without delay.

Therefore, we strongly support the officers' recommendation for approval, and we hope that you will feel able to do the same.