

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

4(a)	APP/21/00678 - Camp Field (land to the west of Havant Crematorium), Bartons Road, Havant	1 - 8
-------------	---	--------------

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](#)

This page is intentionally left blank

Camp Field (land to the west of Havant Crematorium), Bartons Road, Havant

3 Proposal

Correction (change in bold):

- 3.7 The proposal for 70 dwellings would produce a density of development of approximately **31** dph (developable area)

5 Statutory and Non Statutory Consultations

Correction:

Please note that the consultees' earlier comments are generally included in Appendix **A** for reference purposes

Further Comments from Highway Authority

Having run through the decision notice, I am satisfied that the following conditions requested in my response to the RM application have been covered by the conditions applied to the outline consent: site levels, materials, drainage, landscaping and street lighting. The information needs to be submitted prior to commencement of development so I am satisfied that the applicant should be able to provide the final detailed layout information to sign off at this stage.

That then leaves the requirement for conditions to be applied for the provision of the shared use path and the extents of highway adoption. Regarding the latter, I have set out some rough condition wording below which I'm sure you will adjust/tidy up as necessary...

Prior to commencement of development plans detailing the extent of highway adoption throughout the site to the site boundary shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure the roads and footways due for adoption can be constructed to adoptable standards.

Officer Comment: Additional conditions are recommended in Part 9 below (conditions 11 & 12)

7 Planning Considerations

- 7.7 Members are advised that no further comments have been received from Natural England and the Reserved Matters Check of Habitats Regulations Assessment (HRA) and Appropriate Assessment (AA) Outcomes has therefore been concluded on this basis.

7.54 *Visibility* – visibility splays for junctions throughout the site have been assessed. There may be a slight conflict with the garden (front) of plot 57 and the need to retain the visibility splay in perpetuity. **The Highway Authority confirm that *If the visibility cannot be achieved without utilising some of the garden, a covenant will be required through the S38 (Highways Agreement). I'm happy that this is addressed through the detailed design check process rather than applying a (planning) condition.***

Highway Adoption Extents – Update – **A condition is recommended by the Highway Authority to ensure the extent of Highway Adoption. This will allow consideration of all links to land to the north.**

Street Lighting – The internal street lighting is considered acceptable by the Highways Authority. The street lighting proposed along the shared use path will need to be reviewed against the existing street lighting along Bartons Road. **The Highway Authority have confirmed that the existing undischarged lighting condition will allow for this to take place.**

Landscaping – The Highways Authority request a landscaping condition to ensure that there is no conflict with the proposed highway assets and ensure visibility splays are kept clear of obstruction. The outline consent includes a Landscaping condition (Condition 7) and this remains extant. It is considered that the requirements of the Highway Authority can be addressed through the existing condition. **The agent has confirmed that any further landscaping to the south of the cycle / pedestrian route cannot be provided due to visibility splays and existing services (see 7.85 below).**

Levels – The Highways Authority request a condition for final levels, there is an extant condition from the outline consent to secure this (condition 13). **The Highways Authority now confirm that this condition is sufficient.**

Materials – The Highway Authority request a condition in relation to hard landscaping, a condition is recommended to secure the final details. **The Highways Authority now confirm that this condition is sufficient.**

7.68 Members are advised that the Highway Authority have confirmed that the extant Drainage condition is sufficient to cover requirements.

7.85 Members are advised that the planning agent has confirmed that:

– there is no opportunity to augment the landscaping in this location – the route of the cycle path is dictated by levels whilst the water pipe easement leaves no scope to plant within that corridor. Plots are set back from Bartons Road and include a landscaped frontage. The scheme will continue to deliver a high quality appearance when viewed from Bartons Road.

Overall it is considered that with the constraints an appropriate level of landscaping is provided to the site frontage.

- 7.89. There are no further updates in relation to the listed matters – as confirmed in paragraph 7.90, overall, it is considered that the development achieves a good level of compliance with the Housing Statement design requirement and can be recommended for permission on this basis.
- 7.93 Members are advised that further submissions seeking to discharge conditions imposed at the outline stage have now been received in relation to the following conditions:

- 5. Arboricultural Requirements
- 7. Soft Landscaping
- 9. Materials (buildings)
- 13. Levels
- 15. Roads and Footways
- 21. Lighting and Ecology
- 24. Dog bin provision
- 25. Emergency Access route restrictors
- 32. Lighting (Dark Corridor)
- 33. Noise

Conditions to be determined under delegated powers.

7 RECOMMENDATION:

Amended Condition:

Changes in bold:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan Drawing No. LP.01 Rev B
Coloured Site Layout Drawing No. CSL.02 Rev G
Affordable Housing Layout Drawing No. AHL.01 Rev H
Adoptable Road Plan ARP.01 Rev H
Boundary and Dwelling Materials Layout Drawing No. BDML.01 Rev K
External Bin Store Floor Plans and Elevations Drawing No. BS.01.pe Rev A
Communal Areas Layout Drawing No. CAP.01 Rev G
Constraints Plan Drawing No. CP.01 Rev D
Cycle Store Floor Plans and Elevations Drawing No. CS.01.pe Rev A
Coloured Street Elevations Drawing No. CSE.01 Rev D
Private Garden Areas Layout Drawing No. GAP.01 Rev G
Single Garage Floor Plans & Elevations Drawing No. GAR01.p Rev A
Twin Garage Floor Plans & Elevations Drawing No. GAR03.pe Rev A
Garden Cycle Store Floor Plans and Elevations Drawing No. GCS.01.pe Rev A
Garden Measurement Plan Drawing No. GMP.01 Rev E
Netdev Layout Drawing No. NETDEV.01 Rev F

Parking Allocation Layout Drawing No. PAL.01 Rev k
 Refuse Collection Layout Drawing No. RL.01 Rev H
 Sub Station Floor Plans and Elevations Drawing No. SS.01.pe Rev A
 Landscape Masterplan Drawing No. 100 Rev Y
 Site Entrance Drawing No. 105 Rev J
 Orchard and Buffer Planting Proposals Drawing No. 110 Rev H
 Hard Landscape Proposals Drawing No. 200 Rev L
 Tree Pit Details Drawing No. 400
 Site Entrance Street Elevation / Cross Section A:A Drawing No. 401 Rev B
 Softworks Proposals Sheet 1 of 5 Drawing No. 501 Rev K
 Softworks Proposals Sheet 2 of 5 Drawing No. 502 Rev L
 Softworks Proposals Sheet 3 of 5 Drawing No. 503 Rev M
 Softworks Proposals Sheet 4 of 5 Drawing No. 504 Rev C
 Softworks Proposals Sheet 5 of 5 Drawing No. 505
 Tree and Shrub palette Drawing Ref JSL3850_501-505 Rev G
 Tree Protection and Removal Plan Drawing No. 710 Rev D
 Tree Protection and Removal Plan Drawing No. 711 Rev C
 Drainage Layout Drawing No. 6383-MJA-SW-XX-DR-C-801 Rev PL9
 Levels Layout Drawing No. 6383-MJA-SW-XX-DR-C-802 Rev PL12
 Visibility Plan Drawing No. 6383-MJA-SW-XX-DR-C-803 Rev PL9
 Flood Exceedance Plan Drawing No. 6383-MJA-SW-XX-DR-C-804 Rev PL5
 Longitudinal Sections Sheet 1 Drawing No. 6383-MJA-SW-XX-DR-C-810
 Rev PL3
 Longitudinal Sections Sheet 2 Drawing No. 6383-MJA-SW-XX-DR-C-811
 Rev PL3
 Adoptable and Private Road Delineation Detail Drawing No. 6383-MJA-SW-
 XX-DR-C-820 Rev PL2
 Attenuation Basin Cross Sections Drawing No. 6383-MJA-SW-XX-DR-C-825
 Rev PL2
 Refuse Vehicle Tracking Drawing No. 6383-MJA-SW-XX-DR-C-850 Rev PL9
 Fire Tender Tracking Drawing No. 6383-MJA-SW-XX-DR-C-851 Rev PL9
 Large Family Car Tracking Drawing No. 6383-MJA-SW-XX-DR-C-852 Rev
 PL3
 Highway Adoptions Plan Drawing No. 6383-MJA-SW-XX-DR-C-860 Rev PL9
 Street Lighting Layout Drawing No. 6383-MJA-SW-XX-DR-C-861 Rev PL10
House Types:
 House Type: Bromsgrove Elevations Drawing No. HT.BROM.e Rev D
 House Type: Bromsgrove Floor Plans Drawing No. HT.BROM.p Rev D
 House Type: Canterbury Elevations Drawing No. HT.CANT.e Rev C
 House Type: Canterbury Floor Plans Drawing No. HT.CANT.p Rev C
 House Type: Harrogate Elevations Drawing No. HT.HARR.e Rev B
 House Type: Harrogate Floor Plans Drawing No. HT.HARR.p Rev B
 House Type: Henley Elevations Drawing No. HT.HENL.e Rev C
 House Type: Henley Floor Plans Drawing No. HT.HENL.p Rev C
 House Type: Leamington Lifestyle Elevations Drawing No. HT.LEAMQ.e
 Rev D
 House Type: Leamington Lifestyle Floor Plans Drawing No. HT.LEAMQ.p

Rev D
House Type: Letchworth Elevations Drawing No. HT.LET.e Rev D
House Type: Letchworth Floor Plans Drawing No. HT.LET.p Rev D
House Type: Marlow Elevations – Render Option Drawing No. HT.MARO-1.e Rev D
House Type: Marlow Elevations – Brick Option Drawing No. HT.MARO-2.e Rev D
House Type: Marlow Floor Plans Drawing No. HT.MARO.p Rev E
House Type: Oxford Elevations Drawing No. HT.OXF-1.e Rev C
House Type: Oxford Lifestyle Floor Plans Drawing No. HT.OXF-LS.p Rev C
House Type: Oxford Lifestyle Elevations-Option One (Brick) Drawing No. HT.OXF-LS.e1 Rev C
House Type: Oxford Lifestyle Elevations-Option Two (Render) Drawing No. HT.OXF-LS.e2 Rev C
House Type: Oxford Sales Unit Elevations Drawing No. HT.OXF- MSU.e Rev C
House Type: Oxford Sales Unit Floor Plans Drawing No. HT.OXF- MSU.p Rev C
House Type: Oxford Floor Plans Drawing No. HT.OXF.p Rev C
House Type: Shaftesbury Elevations Drawing No. HT.SHAF.e Rev A
House Type: Shaftesbury Floor Plans Drawing No. HT.SHAF.p Rev A
House Type: Shrewsbury – Option 1 Floor Plans & Elevations Drawing No. HT.SHREW-1.pe Rev A
House Type: Shrewsbury – Option 2 Floor Plans & Elevations Drawing No. HT.SHREW-2.pe Rev A
House Type: Stratford Elevations – Option 1 Drawing No. HT.STRA-1.e Rev C
House Type: Stratford Elevations – Option 2 Drawing No. HT.STRA-2.e Rev B
House Type: Stratford Floor Plans Drawing No. HT.STRA.p Rev D
House Type: Tavy Floor Plans & Elevations Drawing No. HT.TAV.pe Rev A
House Type: Windsor- Render Option Elevations Drawing No. HT.WINS-2e Rev C
House Type: Windsor- Brick Option Elevations Drawing No. HT.WINS-e1 Rev C
House Type: Windsor Floor Plans Elevations Drawing No. HT.WINS.p Rev D
House Type: Plots 26-28 – Housetype Dart Elevations Drawing No. P26-28.e Rev A
House Type: Plots 26-28 – Housetype Dart Floor Plans Drawing No. P26-28.p Rev A
House Type: Leadon and Tweed Plots 29-33 – Elevations Drawing No. P29-33.e Rev A
House Type: Leadon and Tweed Plots 29-33 – Ground Floor Plans Drawing No. P29-33.p Rev A
House Type: Tavy and Dart Plots 34-36 – Elevations Drawing No. P34-36.e Rev A
House Type: Tavy and Dart Plots 34-36 – Floor Plans Drawing No. P34-36.p

Rev A

House Type: Spey and Tavy Plots 60-64 – Elevations Drawing No. P60-64.p

Rev A

House Type: Spey and Tavy Plots 60-64 – Floor Plans Drawing No. P61-64.p Rev A Received 14.12.22

Documents

Tree Survey Report and Arboricultural Impact Assessment JSL3850_770 D
25th August 2022

**Accommodation Schedule Job No. REDR200818 Rev E (received 14th
December 2022)**

Garden Area Schedule with Measurements

Surface Water Drainage Statement Amc/21/0154/6368: Rev D

Design and Access Statement November 2021

Archaeological Evaluation Report – Trial Trenching on Land off Bartons
Road, Havant, Hampshire Planning Ref: DC/19/01217/PLF Allen

Archaeology Ltd July 2021

Specification for an Archaeological Evaluation by Trial Trenching: Land off
Bartons Road, Havant, Hampshire Planning Ref: DC/19/01217/PLF Allen

Archaeology Ltd 7th April 2021

Geo-Environmental Site Investigation Ref: BRD3818-OR2-C March 2021

Planning & Affordable Housing Statement May 2021

Preliminary Ecological Appraisal Version 1 16th April 2021

Reason: - To ensure provision of a satisfactory development.

Additional Conditions:

9. Prior to the commencement of development details of no dig surfacing in the vicinity of trees to be retained shall be submitted to and approved in writing by the local planning authority. In addition a site meeting shall take place with the Council's Arboricultural Officer to agree the position and design of the protective tree fencing prior to the commencement of the development. The development shall thereafter be carried out in accordance with the no dig surfacing and with the protective fencing in place.

Reason: To ensure the retention of important trees in the interests of the character of the area and the amenities of the development having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

10. Prior to the occupation of the dwellings hereby permitted details of cycle parking provision shall be submitted to and approved in writing by the Local Planning Authority. The units shall not be occupied unless and until the approved cycle storage has been provided on site and such provision shall thereafter be retained and maintained.

Reason: To ensure adequate on site cycle storage provision to encourage no car based journeys in the interests of sustainability having due regard to policy CS13 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Parking SPD 2016 (Partially updated September 2019) and the National Planning Policy Framework.

11. The shared use path works shown on the site layout plan CSL.02 Rev G and on the levels plan 6383-MJA-SW-XX-DR-C-802 Rev 12 along the Bartons Road frontage shall be implemented prior to occupation of development.

Note: The delivery of the shared use path works will require a Section 278 Agreement with the Highway Authority.

Reason: To ensure a continuous walking and cycling route is available between the site access and emergency access having due regard to policies CS20 and DM11 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

12. Prior to commencement of development plans detailing the extent of highway adoption throughout the site to the site boundary shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure the roads and footways due for adoption can be constructed to adoptable standards and to ensure possible future connectivity to land to the north having due regard to policies CS16, CS20 and DM6 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

This page is intentionally left blank