

## **Agenda Item 5(1)**

### **Update sheet re APP/19/00427 – Land at Lower Road, Havant**

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

#### **Executive summary (and within the report)**

Public Open Space (POS) figures should be 1.73ha and developable area 2.07ha, resulting in a density of 24 dwellings to the hectare.

The modelling of the assessed junctions has been extended to 2024 and not 2014 as stated in the report.

#### **1.Site Description**

Page 8 para 1.5, second line – reference is made to a gap in the “north west corner” to provide access, but should read “north east corner.”

#### **6. Community Involvement - Summary of Representations**

Page 45 – In addition to the 170 representations of objection the Council has received 38 cards of support for the scheme from the local community

Since publishing the report, 3 further letters of objection have been received on the following grounds:

- inadequacy of the highway infrastructure
- adverse impact on the Conservation Area
- inadequate consideration of the impact on the lifestyles of this mature community
- An alternative access should be considered
- Historic England should be consulted
- undue reliance on guidance from the developer instead of the Council’s own teams and local communities.
- What are the long-term plans for the area– will more land be built on?

*Officer comment - Historic England have been consulted and offer no comments. The comments of both local residents and Consultees are set out in the report and inform the planning considerations.*

#### **9. Recommendation**

##### **Amendment to Condition 2:**

The list of plans and documents in respect to Condition 2 should read:-

Planning

Application Form

Infrastructure Delivery Statement

CIL Assumption of Liability Form

CIL Additional Information Form

Planning Design & Access Statement

Affordable Housing Statement

Statement of Community Involvement

Compliance statement

### **Architect's Plans**

- 17.043.102 Rev P – Site Layout
- 5992-601-C- GENERAL HIGHWAY ARRANGEMENTS
- STREET SCENES SHEET 1 OF 2Rev B
- STREET SCENES SHEET 2 OF 2Rev B
- 201 – House Type B
- 202 – House Type C
- 204 Rev E – House Type E
- 17.043.205 Rev D – House Type F terrace
- 17.043.205A – House Type F Terrace staggered
- 17.043.205B Rev A – House Type F Terrace Affordable
- 17.043.206 Rev D – House Type F – Semi - Affordable
- 207 – House Type G
- 208 - House Type H
- 209 - House Type J
- 210 - House Type K Plans
- 211 - House Type K Elevations
- 212 - House Type L Plans

- 213 - House Type L Elevations
- 214 House Type M
- 17.043.215 Rev D – House Type N – Affordable
- 17.043.216 Rev D E – Car Barn and cycles
- 218 – Double detached garages
- 219 – Single detached garages
- 17.043.220 Rev C – House Type HA
- 221 – House Type AA
- 222 – House Type JA
- 223 – House Type O
- 17.043.225 Rev B – Sub-Station
- 17.043.226 Rev B – Street Scenes 1
- 17.043.227 Rev B – Street Scenes 2
- 1860-TF-00-00-DR-L-1002 Landscape Rev 07 (sheet 1 of 5)
- 1860-TF-00-00-DR-L-1003 Landscape Rev 05 (sheet 2 of 5)
- 1860-TF-00-00-DR-L-1004 Landscape Rev 04 (sheet 3 of 5)
- 1860-TF-00-00-DR-L-1005 Landscape Rev 07 (sheet 4 of 5)
- 1860-TF-00-00-DR-L-1006 Landscape Rev 05 (sheet 5 of 5)
- (MJA Consulting) Drainage Strategy Layout 5992:P01 Rev. G  
(14.10.19)
- (MJA Consulting) Level Strategy Layout 5992:P02 (Rev. )
- (MJA Consulting) Road and Sewer sections 5992:P10 (Rev. )
- (MJA Consulting) Surfacing Strategy Layout 5992:P05 (Rev. A)
- (MJA Consulting) Sections Through Attenuation Basin, Reed Bed  
and Wet Pond 5992:P11 (Rev. A)

- (MJA Consulting) Proposed Residential Development, Manor Farm, Bedhampton, Hampshire, SuDS Management & Maintenance Plan (Rev. B) Ref. SS/19/0185/5992
- (MJA Consulting) Exceedance Flow Plan 5992:P06 (Rev. )
- (MJA Consulting) Manor Farm, Bedhampton, Surface Water Network MicroDrainage Calculations
- EV Charging point plan

### **Highways**

Transport Assessment

### **Ecology**

Ecological Assessment (Aluco, April 2019)

### **Miscellaneous**

Acoustic report provided by 24 Acoustics

Flood Risk Assessment & Development Drainage Strategy Rev B(MJA Consulting)

Bernie Harverson's Arboricultural Method Statement and Tree Protection Plan dated June 2019

Ground Appraisal Report (Ref GE16507-GAR-NOV17 v1.0 08/11/2017)

Letter from Vivid dated 25th September 2019

### **Additional recommended condition**

Condition 21:

Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order (as amended), no extension, building or structure permitted by Part 1, Classes A/B/C/E/F and H of the 2015 Order, as amended, shall be erected within the curtilage of Plots 1, 10, 11, and 22 to 28 inclusive without the prior written approval of the Local Planning Authority.

**Reason:** To safeguard the amenities of the Conservation Area and occupiers of neighbouring property and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.