

## ADDENDUM

DEVELOPMENT MANAGEMENT COMMITTEE

DATE 10<sup>th</sup> September 2020

### Item 4 (1)

Land East of, Castle Avenue, Havant

Updated 9<sup>th</sup> September 2020.

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#### Updates

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

#### **7 Planning Considerations**

Amended plans have been received to correct minor inaccuracies with the plans. As such the relevant conditions have been amended to reflect the amended plans.

#### **Matters Raised by Site Viewing Working Party**

- a) Clarification of the distance from the centre of the site to the bus stop at Green Pond Corner;

Members wanted clarification of the distance from the centre of the site to the bus stops at Green Pond Corner. The distance from the centre of the site to the bus stops on Green Pond Corner is as follows:

North side of Emsworth Road – towards Emsworth and Chichester, is 710 metres, via Warblington Avenue.

South side of Emsworth Road – towards Havant, is 860 metres via Southleigh Road

- b) of the timetables for buses serving the bus stops in Southleigh Road and Green Pond Corner

The bus stops in Southleigh Road are served by route 27, which is a two hourly service.

The 700 'Coastliner' route is currently running a reduced timetable due to Covid-19, this has a service every 30 minutes. As outlined in paragraph 7.22 in the report, the frequency of this service can be up to every 10 minutes during peak times.

- c) clarification on the definition of sustainability in relation to bus services;

There is no specific current definition of sustainability in relation to bus services from a site. As outlined in paragraph 7.23, the site is considered to be a sustainable location, and has alternatives to the use of the car, comprising bus, train and walking links into the town centre.

- d) a slide indicating the separation distances from 27 St Georges Avenue to plot 69

This has been provided in the presentation.

- e) clarification on the potential for adopting the proposed link road into the remainder of site H15 as a highway maintainable at the public expense;

The applicant and Highway Authority are in discussions about having the link road adopted by the Highway Authority. The Local Planning Authority cannot insist on this road being adopted, as this is dealt with under other legislation. However, the Local Planning Authority will be securing an obligation in the legal agreement for Public Rights of Access over the development, as outlined in paragraph 7.93, point 8 on page 55 of the report. Members may also want to consider imposing a condition to ensure that this link road is built up to adoptable standard.

- f) clarification on the nutrient neutrality aspect of this application

The cost of the Council's mitigation scheme is £1,235 per kilogram of nitrogen removed (plus the administrative costs of including the clause in the legal agreement). The amount of mitigation that the development needs is 58.7kg/nitrogen/per year. For this development this works out as a financial contribution of £72,517.50.

Taking phase 1 of Warblington Castle Farm out of agricultural production creates essentially a pot of available mitigation for developers to utilise. As more developments use the scheme, the capacity decreases and it has a finite capacity. The Planning Policy Team will be monitoring the usage and capacity of the scheme. This is all based on Natural England's Advice on achieving nutrient neutrality for new development in the Solent Region.

A Habitats Regulations Assessment has been carried out on the scheme with Natural England consulted, as outlined in paragraphs 7.1-7.8 of the report. Natural England have accepted the findings of the assessment. For the absolute avoidance of doubt, the Local Planning Authority been discussing the mitigation scheme with Natural England from the start and they have been supportive of the Councils approach on this matter.

## **9. REVISED RECOMMENDATION**

In order to take into account, the amendments outlined above, the recommendation set out on pages 57-65 of the officers' report is proposed to be varied as follows:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/01033, subject to:

- (A) a Section 106 Agreement as set out in paragraph 7.93 of the officers' report; and**  
**(B) The conditions as set out in the Committee report amended and supplemented as follows (subject to such changes and/or additions that the Head of Planning considers necessary to impose prior to the issuing of the decision):**

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

Site Location plan	507-01-A-02-001-SL REV A
TENURE PLAN	507-01-A-02-010-TP REV J
MATERIAL PLAN	507-01-A-02-011-MP REV F
BOUNDARY TREATMENTS	507-01-A-02-012-BT REV J
SITE PLAN	507-01-A-02-020-SP REV E
STREET ELEVATIONS	507-A-02-030-SE REV A
Chalet Bungalow Plots 067 & 069	1385A- 001
HOUSE TYPE ALNWICK – PRIVATE	ALN-001 A
HOUSE TYPE ALNWICK - HA	ALN-HA-002 A
HOUSE TYPE ALNWICK - HA MID-TERRACE	ALN-HA-002 A
HOUSE TYPE ALNWICK - HA END-TERRACE	ALN-HA-004 A
HOUSE TYPE CHEDWORTH – PRIVATE	CHED-001
HOUSE TYPE CHEDWORTH – PRIVATE	CHED-002 A
HOUSE TYPE CLAYTON – CORNER	CLAY-C-001 A
HOUSE TYPE CLAYTON – CORNER – PRIVATE PLOT-55	CLAY-C-002 Rev: B
HOUSE TYPE CLAYTON – CORNER – PRIVATE PLOT-55 floor plans	CLAY-C-003 Rev: B
HOUSE TYPE CORFE – PRIVATE	COR-001
TWIN GARAGE	GAR-001 Rev: B
SINGLE GARAGE	GAR-002 Rev: B
TRIPLE GARAGE	GAR-003 Rev: A
HOUSE TYPE HANBURY – PRIVATE	HAN-001 A
HOUSE TYPE HANBURY - HA MID-TERRACE	HAN-HA-002 A
HOUSE TYPE HANBURY - HA END-TERRACE	HAN-HA-003 A
HOUSE TYPE HANBURY - HA MID-TERRACE	HAN-HA-004
HOUSE TYPE HATFIELD – PRIVATE RENDER	HAT-001
HOUSE TYPE KENDAL - PRIVATE	KEN-001 Rev: C
HOUSE TYPE MOSELEY - PRIVATE	MOS-001 A
HOUSE TYPE SOUTER – PRIVATE	SOU-001 A
SOUTER SECTION	SOU-SECTION
HOUSE TYPE STAFFORD – PRIVATE	STAFF-001 A
SUBSTATION	SUB-001 A
LUMLEY – HA	4620a-001 B

### Landscape

LANDSCAPE PROPOSALS PERSC22164 11G-SHEET 1  
LANDSCAPE PROPOSALS PERSC22164 11G-SHEET 2  
LANDSCAPE PROPOSALS PERSC22164 11G-SHEET 3  
SOFT LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN - PERSC22164  
Man Revision: A  
PERSC22164 (Soft Landscaping Specification document)

### Ecology

ECOLOGICAL ASSESSMENT REV.4  
ECOSA TECHNICAL NOTE – Ecological Construction and  
Management Plan Third Addendum DATED 21ST AUGUST 2019  
Cranleigh Road, Portchester - ECMP Addendum FINAL 210819

### Trees

ARBORICULTURAL ASSESSMENT AND METHOD STATEMENT 18295-AA2-AN  
TREE PROTECTION PLAN 18295-BT2

### Street lighting

5972-01B (MJA)  
Castle Avenue Rev E (Prolectric)

### Drainage

S1857/502-01 Rev I J  
ES1857/502-02 Rev I J  
ES1857/502-03 Rev I (Manhole Schedule) J  
ES1857/501-02 Rev B C  
ES1857/S104-01 Rev I J  
ES1857/S104-02 Rev D E  
ES1857/501-05 Rev E & ES1857 501-06 (Construction Details)

### External works

ES1857/504-01 Rev G H  
ES1857/504-02 Rev F G  
ES1857/501-01 Rev C (Construction Details) D  
**Reason:** - To ensure provision of a satisfactory development.

5. No dwelling shall be occupied until the car parking areas for that dwelling have been laid out and provided in accordance with the details shown on plan **A-02-020-SP Rev F**. The car parking areas shall be retained thereafter for their intended purpose unless agreed in writing by the Local Planning Authority.

**Reason:** In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

7. Plots 37, 41, 42, 43, 44, 45, 46, 47, 48, 49 and 50 as shown on the approved plan, **A-02-020-SP Rev F**, shall not be occupied unless and until mitigation has been installed and demonstrated through post validation testing to determine compliance with the noise impact assessment as provided by Noise Impact Assessment (SA-4823-5, dated February 2019). This shall be submitted to and agreed in writing by the Local Planning Authority. This report is to confirm the expected noise levels within the proposed dwellings have been achieved and are in line with those levels laid out in BS8233:2014, and recommended for indoor ambient noise levels for dwellings,

especially in relation to living rooms and bedrooms i.e. during the day (07:00 to 23:00) 35 dB L Aeq,16 hour and at night (23:00 to 07:00) 30 dB L Aeq,8 hour for bedrooms. the glazing and ventilation strategy mitigation measures outlined in the Noise Impact Assessment (SA-4823-5, dated February 2019), shall be retained at all times, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure the residential amenity of the residents of the properties are not impacted upon by any external noise levels and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

11. The development shall be carried out in strictly in accordance with the Boundary Treatments as shown on approved plan ,**507-01-A-02-012-BT Rev J** Boundary Treatments unless otherwise agreed, in writing, by the Local Planning Authority. The boundary treatments shall be installed prior to the occupation of each individual dwelling.

**Reason:** To safeguard the amenities of the locality and or occupiers of neighbouring properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

15 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C, and E, of Schedule 2, Part 1 of the Order shall be carried out on plots 67 and 69, as shown on the approved plan, **A-02-020-SP Rev F**, without the prior written consent of the Local Planning Authority.

**Reason:** In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

17. Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no hard surface forward of the front elevation of Plot 1 and Plot 2, as shown on approved plan **A-02-020-SP Rev F**, shall be provided or replaced in whole or in part, including any works permitted by Part 1, Class F of the Town and Country Planning (General Permitted Development) (England) Order 2015, without the prior written approval of the Local Planning Authority.

**Reason:** To prevent flooding elsewhere by ensuring that compensatory storage of flood water is protected and to reduce the risk of flooding to the proposed development and future occupants. This condition is required in accordance with Section 9 of the Planning Practice Guidance to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change and Policy CS15 Flood and Coastal Erosion Risk of the Havant Borough Local Plan (Core Strategy) 2011.