

## HAVANT BOROUGH COUNCIL

### DEVELOPMENT MANAGEMENT COMMITTEE 13 January 2021

#### Update report re APP/20/01031 – Land south of Lower Road, Havant

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

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#### **5 Statutory and Non Statutory Consultations**

The following consultation responses have been received in connection with the application, which supersede where appropriate the responses published in the Committee report where those were made in respect of APP/19/00427:

##### **Environment Agency**

We have reviewed the information as submitted and have the following comments.

Environment Agency Position We refer to our previous comments on the proposed development APP/19/00427.

We request that the following condition be attached to any planning permission granted, and that the details in relation to this condition be submitted and approved in writing by the Local Planning Authority.

*The development hereby permitted shall not be commenced until such time as a scheme to water quality monitoring scheme of surface water drainage, discharging to the boreholes, has been submitted to, and approved in writing by, the local planning authority.*

**Reason** *To ensure controlled waters (groundwater) is protected, and that there is no direct discharges of pollutants to groundwater in line with paragraph 170 of the National Planning Policy Framework.*

**Officer Note:** *This condition is covered by condition 12*

##### **Lead Local Flood Authority**

Hampshire County Council as Lead Local Flood Authority has provided comments in relation to the above application in our role as statutory consultee on surface water drainage for major developments.

The County Council has reviewed the following documents relating to the above application:

- ☐ MJA Response letter ref: SS/19:0771/5992
- ☐ SuDS Management and Maintenance Plan revC
- ☐ Surface Water Calculations dated 13.01.2019
- ☐ Site Investigation and groundwater monitoring submitted under

APP/19/00427

- ☐ Section through Attenuation Basin, Reed Bed and Wet Pond ref: 5992:P11 B
- ☐ Surfacing Strategy Layout ref: 5992: P05 C
- ☐ Exceedance Flow Plan ref: 5992:P06 A

We would recommend the following **condition** is applied to this application:

*1. No development shall begin until a detailed surface water drainage scheme for the site, based on the principles accepted under application reference APP/20/01031 has been submitted to and approved in writing by the Local Planning Authority. The submitted details should include:*

*o Details of the treatment level using the CIRIA Simple Approach Index level provided by the Multi-Stage Treatment Filter” from Hydro International unit. provided by the “Multi-Stage Treatment Filter” from Hydro International.*

*o Details showing how the top layer of the infiltration borehole will be sealed details of what measures such as screening will be provided to prevent entry of debris into the borehole soakaways.*

**Housing Officer** comments have been amended to note that:

The applicants have provided details of the location, and house type, however I cannot see any note of the proposed tenure split. I am satisfied that the affordable units are well distributed around the site, will be indistinguishable from the open market homes, and I would expect a 67/33 tenure split, Affordable or Social Rent/Shared Ownership, as this would satisfy the definition in Annex 2 of the NPPF which states that 10% (gross) of the total number of new homes, as part of the affordable provision, should be an “other affordable route to home ownership”.

Should this proposal eventually lead to development of the site Housing would support the application pending confirmation of the tenure of the affordable homes.

## **RSPB**

Thanks for sending this through, I do not think the changes in scheme design alter these earlier comments. The indirect impacts of the construction and operation still need to be addressed to minimise disturbance to the two adjacent parcels of land.

## **6 Community Involvement**

Three further representations have been received since the Committee report was published raising the additional following points:

- A video showing a near miss on the blind bend, which was avoided due to the low speed of the vehicles. Any increase in traffic will obviously create greater levels of risk for the local residents and the many visitors to the area. A 41%

increase in traffic levels, as predicted by the proposed development, would mean considerably more traffic impacting local resident's safety.

- The “impeccable” safety record presented by Bargate is highly disputed by the local residents.
- Provision should be made, in accordance with future governmental plans for the removal of vehicles using fossil fuels, to new developments to provide electric car charging facilities at each house or nearby, the installation of solar electric panels to aid the government climate program and black water treatment so that the water discharged to the sewage system is clean.
- Havant is small urban Borough of just 55sq kilometres. Careful consideration is required to reach a sustainable five-year land supply. This is not an easy task, but all potential development sites must be judged as to their suitability without fear or favour least our choices be overruled by the government.
- Old Bedhampton is a treasure to be valued and like many small settlements suffer from highway limitations and flooding issues for which engineering solutions can be introduced. I support the recommendation to approve as set out in the officer's report which carefully weighs the issues against the need to comply with the sustainability requirements set out under the National Planning Policy Framework.

**Responses to requests from the Site Viewing Working Party for additional information to be provided to the Development Management Committee:**

- (i) *a hard copy of the previous layout plan;*

Hard copies of the current and previous layout have been sent to Committee Members

- (ii) *details of the changes made to plots 2-7 and 22 to 25 since the previous application;*

Plot	Floorspace (current) sqm m	Floorspace (previous) sqm	Garden size (current) m width by depth	Garden size (previous) m width by depth
2	116	116	17 by 7	19 by 7
3	70	58	6 by 10	6 by 10
4	70	58	5 by 10	4.5 by 11
5	70	58	6.5 by 9	6 by 10
6	106	106	17 by 10	15 by 9
7	83	83	14(ave) by 12	19.5 by 7.5 (ave)
22	62	62	10 by 10	10 by 9
23	62	62	10 by 10	10 by 9

24	62	62	10 by 10	10 by 9
25	62	62	10 by 10	10 by 9

- (iii) *details of the square meterage of green space to be lost at the roundabout;*

The area will reduce by approx. 144 sqm from approx. 1140 s m to 996 sqm.

- (iv) *clarification on who proposed the replacement of the current conifer belt.*

The replacement of the conifer belt was part of the reassessment by Havant Borough Council of the allocation that took place after the Draft Local Plan consultation. The Council's Arboriculturalist assessed the shelter belt and estimated that it had only a certain lifespan left, and therefore it would have disappeared within the lifetime of the development. Its removal and replacement with native species was supported by the applicant in pre-application discussion.

## 9 RECOMMENDATION

To **GRANT PERMISSION** as set out in the Committee Report subject to:

- (i) the amendment of condition 2 to refer to the updated Drainage Plans listed by the Lead Local Flood Authority in their Consultation response; and
- (ii) Condition 11 amended as follows:

No development shall begin until a detailed surface water drainage scheme for the site, based on the principles accepted under application reference APP/20/01031 has been submitted to and approved in writing by the Local Planning Authority. The submitted details should include:

- o Details of the treatment level using the CIRIA Simple Approach Index level provided by the Multi-Stage Treatment Filter" from Hydro International unit. provided by the "Multi-Stage Treatment Filter" from Hydro International.
- o Details showing how the top layer of the infiltration borehole will be sealed details of what measures such as screening will be provided to prevent entry of debris into the borehole soakaways.

**Reason:** To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided, to reduce the risk of flooding from blockages to the existing culvert, 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.

