

Update report re APP/21/00605 – Land at Forty Acres Farm, Havant Road, Havant

Proposal: Re-plan part of the residential area of the site to facilitate an additional 34 new homes within the development area to create a total 147 dwellings, inclusive of the additional 34 units.

5 Statutory and Non Statutory Consultations

Further Landscape Officer response – original consultation found on page 216

- The amended plans, whilst an improvement, still need to break the areas of parking within the re-plan area to avoid large areas of hardstanding
- Clarification over the cycle/footway on the northern part of the site, to ensure that this is 3 metres wide as previously approved
- Clarification over internal boundary treatment of properties

Officer response: These matters can be controlled through amending condition 3 – landscaping, to require further details to address these points.

Housing

The payment in lieu of 0.6 of an affordable unit at Forty Acres, requires a contribution of £17,814.90.

Southern Water

The sewers services at this location are the responsibility of Icosa Water Services Limited. There is an inset agreement/NAV agreement in place between Southern Water and Icosa Water Services Limited for the supply of sewerage services. The connection/ discharge points to the public network and agreed discharge flow rates must comply with inset/NAV agreements terms.

7 Planning considerations

Foul sewerage

Correction to paragraph 7.93, page 238 of the report the previous approval proposed to connect to the foul sewerage network at Havant Road. This proposal as outlined in the Flood Risk Assessment, outlines that the development would connect to the foul sewerage network to the west of the site in Westways, which has been confirmed through the Section 104 of the Water Industry Act, which is a legal agreement between a developer and a water company, where the developer agrees to build sewers to an agreed standard, which a water company will then adopt. This takes into account the proposed sewerage discharge rates from the additional dwellings in this development.

Letters of representation have been received raising concerns that should the pumping station fail, then properties in Westways will be flooded from foul sewerage. Pumping

stations are regarded to be infrastructure that is both critical, relatively high maintenance, and as a result, relatively high risk. The pumping station should be fully automatic with provision for remote monitoring by telemetry. To ensure that sewage flooding does not occur at, or upstream of, the pumping station during plant or power failure, additional storage will be provided. In addition, it is noted that ground level contours show that a surcharge flow from the station would be directed toward the Southwest, some distance from existing residential properties at Westways or the nearest assumed field drainage feature.

(x) Community Infrastructure Levy (CIL), Contribution Requirements and legal agreement

Update to paragraph 7.100, page 239, point 1 – to reflect the Housing update in lieu of 0.6 of an affordable unit at Forty Acres, requires a financial contribution of £17,814.90.

9 RECOMMENDATION:

That the Head of Planning be authorised to GRANT PERMISSION for application APP/21/00605 as outlined on pages 241-249 of the agenda report, subject to

(A) a Section 106 Agreement as set out in paragraph 7.100; and

(B) the following conditions (subject to such changes and/or additions that the Head of Planning considers necessary to impose prior to the issuing of the decision):

Amended condition 3 – Landscaping

- 3 Notwithstanding any description of landscaping in the application no above ground construction works shall take place until a further detailed Scheme of Soft and Hard Landscape Works has been submitted to and approved in writing by the Local Planning Authority. These details shall include:
 - i) Written specifications (including cultivation and other operations associated with plant and grass establishment,
 - ii) Planting methods, tree pits & guying methods,
 - iii) schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate,
 - iv) Retained areas of grassland cover, scrub, hedgerow, trees and woodland,
 - v) Manner and treatment of watercourses, ditches and banks,
 - vi) Details of all hard-surfaces, such as paths, access ways, seating areas and parking spaces, including their appearance, depth and permeability,
 - vii) Means of enclosure, in particular boundary walls and planting around properties and including their frontages, including any retaining structures, and measures to break up parking area
 - viii) The type of street lighting including calculations, contour illumination plans and means to reduce light pollution

ix) A timetable for implementation of the soft and hard landscaping works.

The scheme of Soft and Hard Landscaping Works shall be implemented in accordance with the approved timetable. Any plant which dies, becomes diseased or is removed within the first five years of planting, shall be replaced with another of similar type and size, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To achieve an appropriate landscaping scheme to integrate the development into the landscape and mitigate any impact upon the amenities of neighbouring properties, and to ensure that the roads, footway, footpath, cycleway, street lighting and surface water drainage are constructed to an appropriate standard to serve the development in accordance with policies DM10, CS12 and CS16 of the Havant Borough Local Plan (Core Strategy 2011) and the National Planning Policy Framework.