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

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).

Application No: APP/21/00678

Expiry Date: 19/10/2021

Applicant: Redrow Homes Ltd

Agent: Mr Osborn
Pro Vision

Case Officer: David Eaves

Ward: St Faiths

Reason for Committee Consideration: Departure from Local Plan, Resolution from Development Management Committee Dated 31st October 2019:

Any reserved matters application for development of this site should be submitted for determination by the Committee and not dealt with by the officers under delegated powers.

Density: Approximately 31dph (developable area excluding open space)

HPS Recommendation: **GRANT RESERVED MATTERS**

Executive Summary:

This is a Reserved Matters application following the granting of outline planning permission. The principle of residential development on the site and the means of access is therefore established.

The impact of the development on the character and appearance of the area has been carefully considered. The development is of a relatively low density which is considered to reflect the sites position on the edge of the countryside and the buildings would have a maximum height of two storeys. The layout is considered relatively traditional and retains existing trees where possible and includes additional planting and landscaping. Overall the impact on the character and appearance of the area is considered acceptable and an attractive residential development would be secured should planning permission be granted.

The development would provide a mix of dwelling types and sizes ranging from 1 – 4 bedrooms. It would also secure 30% affordable housing and provide much needed residential development to make a significant contribution to the Council's housing needs where there is currently an under supply in terms of the Council's five year housing delivery.

It is considered that the development would have a limited and acceptable impact on existing nearby residential development whilst providing an attractive environment and living accommodation for future residents.

The wider impact on highways from the development has been considered and approved at outline stage. The internal layout has been considered in detail by the Highways Authority and is considered acceptable. Parking has also been considered and overall meets the Council's parking standards. The development would secure a cycle/pedestrian route along the site frontage linking into wider networks in the interests of providing appropriate non-car based travel options.

Public open space is provided on site including a local area of play, in addition the Community Orchard secured at outline stage would also be provided and accessible to residents.

The location is in flood zone 1 (lowest flood risk) and a sustainable drainage scheme has been provided and subject to conditions is considered acceptable. There may need to be a re-alignment to the detention basin to meet highway adoption requirements. Foul drainage proposals are acceptable. It is considered that suitable drainage to the development can be provided.

Ecological impacts have been considered at outline stage and suitable mitigation secured. In terms of impacts on the Special Protection Area in terms of nutrients and bird impacts, the proposal has been re-assessed based on the revised details at Reserved Matters stage. It is considered that any impacts can be appropriately mitigated subject to a Deed of Variation to the original S106 Agreement, to reflect the precise details of the reserved matters layout and the applicant's intentions for nutrient mitigation.

The relationship to the East Hampshire land has been considered further and ecological and community orchard requirements within the East Hampshire land will be secured. It is noted that there is a current application within the East Hampshire land for residential development. This appears to take account of the requirements for mitigation secured at outline stage for the Havant residential development. Linkage to the potential residential development on the East Hampshire site would also be secured.

Detailed consideration to the development's relationship to the Crematorium has taken place and the scheme has been amended to secure enhanced landscaping between the residential built form and the access drive to the Crematorium. The relationship is considered acceptable and would ensure that the tranquil approach to the Crematorium would be retained. The access to the crematorium and entrance features would also mark the distinction between the residential scheme and the operation of the Crematorium preserving the sensitive nature and respectful functioning of the Crematorium.

Important trees to the western side of the site and along part of the frontage with Bartons Road would be retained as would the large oak tree within the site which is subject to a Tree Preservation Order. There would be a need to remove a small number of trees to the site frontage to secure an acceptable route for the cycle/pedestrian route.

The development has been assessed against the Housing Delivery Position Statement and in terms of the outline consents conformity with the then emerging policies of the Local Plan (now withdrawn). Overall, it is considered that many of the requirements are secured by the development such that permission can be recommended in this case.

Infrastructure and S106 requirements have been assessed again in terms of the Reserved Matters application. This requires a Deed of Variation to the original S106 Agreement and the recommendation is therefore subject to this being successfully secured.

Planning conditions imposed at outline stage will remain in place unless they can be discharged as part of this submission and members will be updated in relation to any changes to the position in terms of conditions included in the application. Further conditions will be imposed as necessary on the Reserved Matters application.

In conclusion, the application is considered acceptable and would provide an attractive and much needed residential development on a site where the principle of residential development has been established. Planning permission is therefore recommended subject to the Recommendation requirements set out in this report.

1 Site Description

- 1.1 The site lies to the Northern side of Bartons Road and was until recently an open arable field with a line of three oak trees running north/south across the site with a further dead tree to the northern part of the site. The land slopes down from north to south in its eastern half and down from east to west in its western half. In recent times earth works have taken place on the site including in relation to existing drainage infrastructure.
- 1.2 To the north-east is Havant Crematorium (The Oaks) with the Crematorium's access road running to the east of the site but with access to the application site being taken from the existing Crematorium access to Bartons Road. The approach road to the Crematorium and the grounds of the Crematorium are landscaped and there is an attractive stone wall and gate marking the entrance to the Crematorium access drive, this has recently been set back and repositioned further from Bartons Road so that it will mark the new entrance point to the Crematorium Access as it divides from the shared part of the access which would also serve the residential development. Further to the east beyond the access road is Spire Hospital Portsmouth (a private health care facility).
- 1.3 A large part of the application site area lies within East Hampshire District Council's administrative area and would remain undeveloped at this stage forming managed fallow grassland, a community orchard and landscaping. A separate reserved matters planning application has been submitted to that authority and this is currently under consideration. This land provides physical separation to the large area of ancient woodland to the north. To the west is a narrow band of woodland running the length of the application site and separating the proposed development from the recently constructed Linden Homes development including Harrison Way. It is considered that these features would provide an attractive setting to the proposed development.
- 1.4 Bartons Road runs to the southern side of the site with a wide area of road side verge including trees and hedges. There are however views of the site through gaps in the trees and the eastern part of the frontage is more open. To the south of Bartons Road are several large detached dwellings some divided into apartments together with new residential development in the grounds of Eastleigh House. Running south from Bartons Road is the new access road to the Bellway Homes development for 175 dwellings. The buildings in that development are set well back from Bartons Road to the rear of the existing residential development.

- 1.5 As evidenced by the surrounding buildings and uses, the site is located on the interface between the built up area and the non-urban area with other individual uses such as the Crematorium and Hospital nearby. It is also on the administrative boundary between Havant Borough and East Hampshire District. It is considered to be important that any development of the site reflects the interface between the urban and non-urban environments.
- 1.6 An Outline Planning application for access with all other matters reserved, for up to 72 new homes plus associated green infrastructure including community orchard was considered at the Development Management Committee on the 31st October 2019 and permission subsequently granted on the 5th October 2020 subject to detailed conditions and a related S106 Agreement.
- 1.6 In recent times some works of preparation have taken place on the site.

2 Planning History

- 2.1 The site was subject to a Development Consultation Forum meeting on the 14th August 2018.
- 2.2 A Screening Opinion was issued by Havant Borough Council in relation to the proposed residential development of the site in November 2018 where it was concluded that the development did not constitute EIA development.
- 2.3 There is a current 'partner' application under consideration by East Hampshire District Council with the following description:
- 53322/005 Reserved matters application pursuant to application 53322/003 (APP/19/00007 Havant Borough Council) for the development of 70 dwellings and associated works.*
- 2.4 The Havant Borough Council application is reliant on the East Hampshire District Council application to provide infrastructure requirements for the housing development and therefore the recommendation is subject to the approval of the East Hampshire application. Planning Officers from both authorities have been working together in relation to the consideration of the proposals.
- 2.5 The following applications are also considered relevant to the consideration of this application:

Havant Borough Applications:

APP/19/00007 - Outline Application for access with all other matters reserved, for up to 72 new homes plus associated green infrastructure including community orchard, Permitted 05/10/2020

Officer Comment: *This is the original Outline Planning Permission which relates directly to this application for Reserved Matters.*

APP/22/00118 - Variation of S106 relating to clauses 1.2, 2.4 and 2.7 (re APP/19/00007) *Current Application*

APP/21/00300 - Application for non material amendment to planning permission APP/19/00007 to allow for 70 dwellings., PERM,29/04/2021

Officer Comment: *This consent allowed for a reduction in the number of dwellings from 72 (outline consent) to 70 – the current reserved matters application is for 70 dwellings.*

APP/21/01374 - Construction of access, temporary parking and landscaping and the construction of three dwellings for use as a temporary sales area for Land at Camp Field, Bartons road *Current Application*

APP/21/01097 - Application for Non-material amendment to Planning Permission APP/19/00007 relating to the removal of documents/plans that are no longer relevant/applicable from the approved list (condition #3) *Current Application*

APP/21/00812 - Construction of a section of highway and landscaping to frontage of crematorium access point - *Current Application*

APP/21/00799 - Application to determine if prior approval is required for a proposed formation of a Private Way for Agricultural Use., Prior Approval Not Required, 26/08/2021

APP/21/00423 - Display of 1No. non-illuminated stack sign on timber posts with ACM face panels., Permitted,05/08/2021

Deed of Variation to S106 Agreement dating from 1992 releasing obligations on the land 9th October 2020

East Hampshire District Council Applications:

53322/003 Outline planning permission for green infrastructure including community orchard in association with 72 dwellings on land within Havant Borough Council. (Reference APP/19/00007). PERM 05/10/2020

Officer Comment: *This is the original Outline Planning Permission which relates directly to this application for Reserved Matters.*

53322/005 Reserved matters application pursuant to application 53322/003 (APP/19/00007 Havant Borough Council) for the development of 70 dwellings and associated works

Officer Comment: *Current Associated Application.*

53322/007 | Development of 61 dwellings, with associated private and communal amenity space, garages, parking, internal roads, pathways, sustainable urban drainage, landscaping and associated works Land North of Bartons Road, Rowlands Castle, Havant

Officer Comment: *Current Application.*

3 Proposal

- 3.1 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).

- 3.2 The original Outline Application related to access only with all other matters reserved, for up to 72 new homes plus associated green infrastructure including a community orchard. The Outline Consent was granted in October 2020 by both Authorities subject to Conditions. A related S106 Agreement was also required together with a Deed of Variation to a S106 Legal Agreement dating from 1992 to remove the site from the land covered by the original agreement so that the proposal/development can take place.
- 3.3 The principle of Residential Development and the points of access have therefore been established by the Outline Planning Permission. The current application considers the matters reserved for further consideration from that outline approval, namely Appearance, Landscaping, Layout and Scale.
- 3.4 The site would provide vehicular access to Bartons Road from the current Crematorium access road with an emergency vehicular access and pedestrian/cycle link to the western end of the site. The wide verge to Bartons Road (approximately 5m deep) is maintained although the proposal now includes a cycle/pedestrian route along the site frontage following the line of Bartons Road within the verge and then entering the site. The verge includes a number of trees which would be retained excepting where the emergency access is proposed and where the cycle/access route would run into the main site and along the eastern part of the frontage. The residential development would be set back from the road and the impact of the built form would be reduced by this set back and by the existing retained vegetation and proposed landscaping.
- 3.5 The dwelling heights would be two-storey, this reflects the site's location at the edge of the built up area and would help to reduce the impacts of the development when viewed from a distance. This also reflects the condition imposed on the outline planning permission restricting building heights to a maximum of 2 ½ Storeys.
- 3.6 The layout shows a main spine road within the site running east to west, the majority of properties would front this spine road, however there would be road spurs running to the north and south of the main spur accessing other properties. Finally, a number of properties would be accessed from a separate spur running east from the access point.
- 3.7 The proposal for 70 dwellings would produce a density of development of approximately 33 dph (developable area). This density has been accepted under application APP/21/00300 *Application for non material amendment to planning permission APP/19/00007 to allow for 70 dwellings*. The mix of dwellings is set out below:

<u>Type</u>	<u>No.</u>	<u>% of Total Units</u>
<u>Maisonettes</u>		
1 Bed	6	9%
<u>Houses</u>		
2 Bed	19	27%
3 Bed	21	30%
4 Bed	24	34%
Total	70	100%

- 3.8 In relation to Affordable Housing, the development would meet the Havant Borough Local Plan requirement for a minimum of 30% affordable housing. The proposed mix is 6 x 1 bed; 9 x 2 bed; 5 x 3 bed and 1 x 4 bed providing a total of 21 units (30%). The affordable units include 6 shared ownership units.
- 3.9 The proposed built form would be located away from The Oaks Crematorium which lies to the north of the site by a minimum of 80m (from the southern Crematorium boundary which is a landscaped area). A community orchard is proposed to be provided in the north-eastern part of the site adjoining the Crematorium boundary. The access road to the development would split from the Crematorium access after a distance of approximately 25m when entering from Bartons Road. The layout would allow for a physical separation between the built form of the development and the crematorium access route. There is an existing grass verge and an avenue of trees lining the access to the Crematorium, this would be enhanced by additional planting and landscaping on the application site.
- 3.10 The layout includes open space towards the centre of the site which is partly centred on a large oak tree which forms part of a line of trees running across the field. There is a Swale/attenuation pond proposed in the western part of the site.
- 3.11 The majority of land to the northern part of the site and within East Hampshire would be managed grassland / fallow although the layout allows for the potential of road access to the land so that any future development potential is not prejudiced by the current indicative layout. The retained open land together with the community orchard would provide an attractive feature to the development. If planning permission is granted for residential development on the East Hampshire land, this would need to take account of the ecological, amenity and nutrient mitigation functions of this land secured in the outline consent and via the associated S106 Agreement.

4 Policy Considerations

National Planning Policy Framework

Hampshire Minerals and Waste Plan (2013) Policy 15 Safeguarding – mineral resources

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016 (partially updated September 2019)

Housing Delivery Position Statement March 2022

Havant Borough Local Plan (Core Strategy) March 2011

CS1	(Health and Wellbeing)
CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS13	(Green Infrastructure)
CS14	(Efficient Use of Resources)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS8	(Community Safety)
CS9	(Housing)
DM10	(Pollution)
DM11	(Planning for More Sustainable Travel)
DM12	(Mitigating the Impacts of Travel)

- DM13 (Car and Cycle Parking on Residential Development)
- DM6 (Coordination of Development)
- DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

- DM17 (Contaminated Land)
- AL1 (Presumption in Favour of Sustainable Development)
- DM18 (Protecting New Development from Pollution)
- DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
- AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan **Officer Comment:** This plan has now been withdrawn but was considered at the outline permission stage.

- IN4 (Access onto Classified Roads)
- H2* (Affordable housing)
- E23 (Air Quality)
- E22 (Amenity and pollution)
- E21 (Aquifer Source Protection Zones)
- H18* (Camp Field, Bartons Road)
- E24 (Contamination)
- DR1 (Delivery of Sustainable Development)
- E20 (Drainage infrastructure in new development)
- IN1 (Effective provision of infrastructure)
- IN5 (Future management and Management Plans)
- E2 (Health and wellbeing)
- E1* (High quality design)
- H1* (High quality new homes)
- H3* (Housing density)
- H4* (Housing mix)
- IN2 (Improving transport infrastructure)
- E3 (Landscape and settlement boundaries)
- E12 (Low carbon design)
- E19 (Managing flood risk in new development)
- E15 (Protected species)
- E9 (Provision of public open space in new development)
- DR2 (Regeneration)
- E16 (Solent Special Protection Areas)
- E14 (The Local Ecological Network)
- IN3 (Transport and parking in new development)
- E18 (Trees, hedgerows and woodland)
- EX1 (EX1 | Water Quality impact on the Solent European Sites)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

The following Section sets out the consultees' most up to date responses to the application following amendments secured during the life of the application. Please note that the consultees' earlier comments are generally included in Appendix H for reference purposes.

Arboriculturalist

It seems that the trees shown for removal have already been removed (such as T21) and fencing erected around the site. Providing the Tree Survey Report and Arboricultural Impact Assessment and Tree Protection Plan are strictly followed the trees will not be negatively affected by the proposed development.

A condition should be included that a pre commencement meeting take place to agree the protective fencing and details of the no dig surfacing should be submitted for approval please.

Officer comment: *Re-consultation has been carried out with the Arboricultural Officer – No response received*

Building Control, Havant Borough Council

Final Comments:

Building Regulation consent required for this work

Sewer shown on drainage layout plan and dwellings within 3m consultation with SWS should be undertaken

B5 Fire Authority access appears OK

Position of solid waste bins cannot be found should comply with Approved Document H Requirements

Unprotected areas with regards to windows on Boundary's will be assessed with Building Regulation consent either by AI or LA

This is the same for flue outlets
Building Regulation consent will be required for this work

Access to Plots 45 & 46 to comply with Approved Document B5 Fire Authority vehicles (45m rule all points of the building)

Gaps between properties / notional boundaries also to comply with Approved Document B requirement (Unprotected areas) Not easy to confirm on site plan.

Community Infrastructure

Community Infrastructure Levy (CIL)

Further Comments:

The dwellings are CIL Liable, in accordance with our CIL Charging Schedule:
<http://www.havant.gov.uk/sites/default/files/documents/HBC%20CIL%20Charging%20Schedule%20Full%20Document%20Feb%202013.pdf>

The amounts in the Charging Schedule are indexed according to the year in which permission is issued, if a permission is issued in 2022 the amount of indexation would be 48.21%. This could vary if permission is issued in 2023.

We have been provided with an updated Schedule of Accommodation and are recalculating the CIL Liability.

CIL Form 10: Charitable and/or Social Housing Relief Claim Form is needed to confirm the sum of Mandatory Social Housing Relief, however this can be dealt with any time up to the Commencement date.

Further information on CIL including relief in respect of affordable housing can be found on the Planning Portal.

Please note the current CIL Charging Schedule is under review and The Council has considered the representations made on the Draft Charging Schedule, together with the evidence supporting the Schedule. Some modifications have been made as a result, and the schedule has now been submitted for examination.

Following the examination, the Council will consider any recommendations made by the examiner and plans to adopt the new schedule alongside the emerging Local Plan.

S106

APP/19/00007 has a S106 dated 2 October 2020 between HBC, EHDC, HCC and 'the Whites', at paragraph 18.2 it is confirmed that: '*...this agreement shall apply to any planning permission subsequently granted...*'

Any changes required as a result of a reserved matters application would need a Deed of Variation to this agreement.

Councillor Imogen Payter

No comments received.

Councillor T Pike - St Faith's

No comments received.

Councillor P Munday

No comments received.

County Archaeologist

Final Comments:

I am happy to confirm that I would not raise any archaeological objection to the discharge of these conditions.

Further Comments:

I note that the results of the archaeological evaluation have now been submitted and I would endorse them to you. The geophysical survey indicated the presence of an old trackway across the site and the trial trenching located the side ditches to this trackway and established that it was of Roman date. In my opinion the characterisation of the trackway by the evaluation trenches is sufficient for the mitigation record. No other archaeological features were located and so I would not propose any further archaeological field work.

I would not raise any objection to the discharge of the archaeological condition should an application be made.

Council's Ecologist

Further Comments:

The submitted information does not materially change my previous comments. The site layout, landscaping and lighting have not been amended in any significant way.

Original Comments

The application is accompanied by a Preliminary Ecological Appraisal (RPS, April 2021) which builds upon previous ecology work carried out in 2017-18. The principle of development at this location has been agreed, and previous discussions centred on the potential impacts of artificial lighting on bat species and the provision of darkened corridors at the site's boundaries, as well as ecological enhancements within and adjacent to the application site. Whilst the site itself is not of significant ecological value, it is immediately adjacent to woodland habitat used by rare bat species.

In summary, the RPS report is essentially an update to the previous report and identified no new ecological receptors. In that context, I am content that the previously-agreed ecological mitigation, compensation and enhancement strategy remains valid.

The submitted lighting strategy (MJA Consulting, April 2021) is in accordance with previously-agreed details and provides an unlit zone along the site's western boundary adjacent to Bartons Copse.

Crime Prevention -Major Apps

Final Comments:

Planning Condition 32 (Lighting):

The street lighting layout, Rev: PL7, dated: 04/2021 (published on 24th March 2022), does not contain confirmation that the lighting plan conforms to BS 5489-1:2020.

I note that there are still areas of the roadways that are not lit. These include, the entry into the development, the emergency access route, to the front of plots 1 to 4, parking area to the front of plots 29 to 32, the road to the front of plots 43 to 46, Roads 1B and 1C. Several of these roadways are shared surfaces there is no segregate pedestrian route, to provide for the safety of those using the roadways lighting along these roadways should conform to the relevant sections of BS 5489-1:2020.

Further Comments:

I have the following comments to make with reference to the prevention of crime and disorder (Anti-Social Behaviour (ASB)).

Discharge of planning conditions 10 (boundary treatments) and 32 (lighting):

Planning Condition 10:

There are several places within the boundary plan, where the boundary treatment indicated does not match the key. I have spoken with Thrive Architects (via the telephone) to confirm the type and height of these boundary treatments.

I have concluded that the proposed boundary treatments offer a level of security commensurate with the risk.

Planning Condition 32:

The amended lighting plan does not contain confirmation that the lighting plan conforms to BS 5489-1:2020.

I note that there are still areas of the roadways that are not lit. These include, the entry into the development, the emergency access route, to the front of plots 1 to 4, access to plot 14, parking area to the rear of plots 29 to 32, access to plot 36 and 37, to the front of plots 42 to 48. These roadways are shared surfaces there is no segregate pedestrian route, to provide for the safety of those using the roadways lighting along these roadways should conform to the relevant sections of BS 5489-1:2020.

Original Comments:

Having considered the application I have the following comments to make with reference to the prevention of crime and disorder (Anti-Social Behaviour (ASB)).

The National Planning Policy Framework makes clear the Government's continuing commitment to "create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion and resilience".

National Planning Practice Guidance advises, that planning has a role in preventing crime and malicious threats. It reminds Local Authorities of their obligations under Section 17 of the Crime and Disorder Act 1998 (as amended), specifically "to exercise their functions with due regard to their likely effect on crime and disorder, and to do all they reasonably can to prevent crime and disorder."

The guidance advises: "Planning provides an important opportunity to consider the security of the built environment, those that live and work in it and the services it provides." It continues, "Good design that considers security as an intrinsic part of a masterplan or individual development can help achieve places that are safe as well as attractive, which function well and which do not need subsequent work to achieve or improve resilience." "Good design means a wide range of crimes from theft to terrorism are less likely to happen by making committing those crimes more difficult."

Some acquisitive crimes such as burglary and theft are often facilitated by access to the rear of the dwelling. For a number of dwellings external rear garden access is via a communal access footpath (plots 60 to 68 are an example of this, there are others), this increases the opportunities for crime and disorder. To reduce the opportunities for crime and disorder all external rear garden access should be in curtilage. However, if the Planning Authority is minded to approve a scheme with the proposed access, we would ask that a condition is attached to ensure that:

1. Each rear garden access gate is fitted with a key operated lock that operates from both sides of the gate. The lock must be of robust construction and designed for exterior use.
2. A gate is fitted at the start of the footpath

An area of public open space is shown to the front of plot numbers 41 to 45, such spaces often becomes places where people gather, which can lead to Anti-Social Behaviour (ASB). To reduce the opportunities for ASB the space should be enclosed by a robust boundary treatment (perhaps vertical railings) at least 1m high. There should be at least two entry / exit points within the boundary treatment. Planting within the space should be such that it does not obscure natural surveillance from within or without and does not create a place within which a person might lie-in-wait.

To provide for the safety and security of residents and visitors, lighting throughout the development should conform to the relevant sections of BS 5489-1:2020. The proposed street lighting layout does not confirm that the lighting conforms the above standard. The proposed lighting plan does not provide lighting along all routes, including the emergency access route.

Southern Water

Final Comments

Southern water has no objection to discharge condition 08 relating to foul disposal. The submitted drainage layout (6383-MJA-SW-XX-DR-C-801 Rev PL8) shows easement to existing public foul sewer which would be satisfactory to Southern Water. An approval for the connection to the public sewer should be submitted under Section 106 of the Water Industry Act.

Should the applicant wish to offer the sewers for adoption under section 104 of the Water Industry Act, the drainage design should comply with the Sewerage Sector Guidance (water.org.uk/sewerage-sector-guidance-approved-documents/) standards and Southern Water's requirements. Please note that non-compliance with the Sewerage Sector Guidance standards will preclude future adoption of the foul and surface water sewerage network on site. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers. Applications for adoption of sewers by Southern Water can be made via the online service, Get Connected: developerservices.southernwater.co.uk

The Council's technical staff and the relevant authority for land drainage consent should be consulted regarding surface water disposal.

Under current legislation, Southern Water can consider the adoption of SuDS if they are to be designed and constructed in line with the Design and Construction Guidance (water.org.uk/sewerage-sector-guidance-approved-documents/). No new soakaways, swales, ponds, watercourses, associated attenuation tanks or any other surface water retaining or conveying features should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.

Southern Water have no comments to make with regards to other conditions.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Further Comments:

Southern water has no objection to discharge condition 8 relating to foul disposal. The submitted master plan (drawing no. 100 rev K) shows easement to existing public foul sewer which would be satisfactory to Southern Water.

All other comments in our previous response dated 16/08/2021 remain unchanged and valid.

East Hampshire District Council

No comments received.

Environment Agency

No comments received.

Environmental Health

Environmental Officer:

Observations / Comments:

Ground Conditions - BRD Geo-Environmental Site Investigation (Contaminated Land)

At the outline application stage, environmental health raised no concerns about soil quality. The applicant has submitted the above-referenced investigation report (BRD3818-OR2-C, 19/03/2021) in support of the reserved matters application, and I have reviewed that report in detail.

The report did include some interesting ground gas results, with marginally elevated methane, hydrogen sulphide, carbon monoxide and sVOC, alongside heavily depleted oxygen levels in some results. Flow rates are thought to be influenced by groundwater, with rates of up to 14.5 litres/h as a short-term 'steady state' reading.

The report does make a case for the flows being unrepresentative of the general gas regime, and the calculated screening values are around the Green/Amber (negligible/low risk-) boundary, principally due to CO₂ & CH₄ concentrations being consistently under 5% & <1% respectively. Given the absence of any known / suspected local source of soil gas, I am persuaded by the rationale presented for requiring no specific ground gas protection measures.

In terms of soils results, no reported results represent a cause for particular concern. Two samples were taken from a stockpile of arisings from development works at the adjacent site, each returning marginally elevated PAH concentrations. The report recommends further sampling to confirm suitability in the event that these soils are to be used, however I note that the results returned do not exceed the GAC for sensitive residential land uses, and there is no reason to suspect wide variability of concentrations within the stockpiled soils. I will not therefore require that this be observed as a formal risk mitigation measure.

The conclusions of the report are broadly accepted. No objections arise, and no conditions are recommended.

Sustainable Urban Drainage (SuDS, Pollution)

The drainage statement states that *'...to ensure the water quality to the downstream watercourse network is maintained further pollution prevention has been included on the final outfall in the form of a vortex separator/interceptor to remove any oil, silts, and debris'*.

The report also explicitly demonstrates compliance with the pollution 'simple index approach' (ch.26 of the SuDS Manual). The condition proposed by the LLFA seeks to secure the delivery of the scheme described within the drainage statement, with amendments requiring further approval.

Given the above, I've no material pollution concerns.

Scheme details, Planning Statement, Design & Access (Air Quality & Related Policy)

Under a reconsultation to APP/19/00007 (CONS/19/01050), Environmental Health commented;

'...the applicant has not sought to address the comments made by Environmental Health with respect to sustainability, transport assessment or emerging policy as regards air quality.'

The revisions to the travel plan are noted, as is the note that EV charging infrastructure essentially forms a reserved matter subject to consideration under a future detailed application. It is similarly noted that the design & access statement is explicit on the deferral of decisions as regards other features relevant to sustainability and air quality.'

The Planning Statement does mention emerging policies E23, IN3, E2, E12, E22 at section 5.16, however no further discussion on air quality is included. There is little specific discussion on sustainability, energy, emissions, climate or supporting sustainable travel - sustainability being mentioned principally in the context of drainage, and in the context of the principle of development where the sustainability focus is upon the economic limb – namely the delivery of housing.

The design & access statement takes a similar approach, omitting all of the above referenced 'air quality relevant' policies from it's discussion of the emerging local plan, and focussing upon the allocation, housing & design policies. I do note the following text, which makes reference to support for sustainable travel, and relevant ecosystem services (interception and treatment of air pollution);

- *'More sustainable layout by promoting walking & cycling in a safer environment'*
- *'Maintain & reinforce hedges & treed character to the sites boundaries'*
- *'quality public realm scheme... and green open space'*
- *'Evergreen shrub planting would provide softening to vertical structures such as walls and fences, with self-clinging climbing shrubs also used to reduce the visual effects of these hard enclosures'*

Similarly, I note that the sustainability section mentions *'energy efficient white goods'*, *'energy efficient lighting'* and *'orientation and sizing [of dwellings & window openings] to optimise daylight and solar gain'*, however no detailed consideration is given to these provisions, and no minimum specifications are given, leaving this section appearing a little 'insubstantial'.

The statement omits meaningful text which includes any of the terms 'heat', 'recovery', 'solar' (other than the text quoted above), 'combustion', 'emission', 'ready', 'charging', or 'electric'; given this, it is considered that the application has done little to demonstrate compliance with the LP2036 policies referenced in the planning statement.

I would highlight that many synergies exist between health, transport, infrastructure, climate, energy & air quality policy objectives, and Environmental Health would always encourage applicants to consider these objectives holistically – contributing to the quality of the development for future occupants.

A range of options are available in respect of the design & specification of dwellings, in particular;

- low- or zero-carbon technologies that avoid local combustion, or generate clean energy (e.g. heat pump space / water heating, direct solar)
- installation of domestic electric vehicle charging points (over & above the minimum requirements of policy IN3) which support low or zero combustion transport
- providing for future expansion of domestic electricity demand (e.g. provision of redundant-capacity in substations, higher-rated domestic supply electrical incomers, high capacity consumer-units with spare ways and/or preparatory ducting to convenient locations to facilitate future installation of domestic electric vehicle charge points)
- enhanced travel plan measures and/or public realm 'connectivity' (or development permeability-) enhancements which encourage sustainable and active modes of travel
- heat recovery (wastewater, ventilation) or other energy-saving technologies,
- direct-electrical alternatives to combustion appliances (particularly cooking & heating).
- low-emission technologies (ultra-low NOx- or 'hydrogen ready' boilers)
- landscaping & construction features which provide pollution interception / absorption as ecosystem services.

In terms of meeting the objectives of E23 a., it is accepted that measures could comprise measures identical to those required to meet the requirements of other related policies, however it is expected that to demonstrate compliance only elements specified over & above the minimum requirements of those related policies should be accounted for. Despite the landscape elements mentioned above, it is not clear that a proportionate design response has been made to the requirements of E23 a (or related policies).

With specific reference to the prior comments from Environmental Health, and the statements upon which those comments were based; it is particularly notable that there are no proposals pursuant to policy IN3 j (provision of- &/or preparation for- electric vehicle charging). In the absence of a specific proposal, it is unclear that the development can be considered policy compliant (i.e. sustainable-) development.

In terms of development-permeability and supporting sustainable travel choices; I note the comments of the Highway Authority consultee about cycle access being limited to the vehicular main access, against the foreseeable desire-line to destinations to the west of the development. I would support as a contributory measure towards compliance with E23 a. to provision of a cycle link to connect with the existing shared surface on Bartons Road via the emergency access to the West of the development frontage, potentially reducing journey distances by as much as 500m. It is understood some re-design in this area of the site is necessary to facilitate the required easements associated with the drainage infrastructure.

Conclusions

I am mindful of the status of emerging policies – i.e. that they carry maximum weight for unadopted policy, but cannot be regarded to be ‘definitive’ policy. For this reason, I am not objecting to the reserved matters proposals. Were these adopted policies, I think an objection could be sustained without either an enhancement of the specification, or a more detailed explanation of how the design contributes to the policy objectives.

I would also point out that these policies derive from the provisions of the adopted NPPF, that the NPPF provisions are not simply policy directions for local authorities but may also be applied directly to decisions, and that the emerging policy represents the Councils view of how the provisions of the NPPF should be interpreted locally.

The balance of these considerations is ultimately a planning decision, and these comments are intended to serve to highlight the policy areas not explicitly covered or adequately met by the scheme particulars.

Officer Comment: Please see section (xii) which considers Conformity with emerging policy.

Environmental Health Officer:

Further Comments:

In respect of conditions 21 and 32 please accept this response as confirmation that we have no adverse comments to make.

Original Comments:

I have reviewed the details in particular in relation to the layout of the scheme and lighting and have no adverse comments.

Forestry Commission

Thank you for seeking the Forestry Commission’s advice about the impacts that this application may have on Ancient Woodland. As a non-statutory consultee, the Forestry Commission is pleased to provide you with the attached information that may be helpful when you consider the application:

- Details of Government Policy relating to ancient woodland
- Information on the importance and designation of ancient woodland

Ancient woodlands are irreplaceable. They have great value because they have a long history of woodland cover. It is Government policy to refuse development that will result in the loss or deterioration of irreplaceable habitats including ancient woodland, unless “*there are wholly exceptional reasons[1] and a suitable compensation strategy exists*” (National Planning Policy Framework paragraph 175).

We also particularly refer you to further technical information set out in Natural England and Forestry Commission’s Standing Advice on Ancient Woodland – plus supporting Assessment Guide and Case Decisions.

As a Non Ministerial Government Department, we provide no opinion supporting or objecting to an application. Rather we are including information on the potential impact that the proposed development would have on the ancient woodland.

One of the most important features of Ancient woodlands is the quality and inherent biodiversity of the soil; they being relatively undisturbed physically or chemically. This applies both to Ancient Semi Natural Woodland (ASNW) and Plantations on Ancient Woodland Sites (PAWS). Direct impacts of development that could result in the loss or deterioration of ancient woodland or ancient and veteran trees include:

- damaging or destroying all or part of them (including their soils, ground flora or fungi)
- damaging roots and understory (all the vegetation under the taller trees)
- damaging or compacting soil around the tree roots
- polluting the ground around them
- changing the water table or drainage of woodland or individual trees
- damaging archaeological features or heritage assets

It is therefore essential that the ancient woodland identified is considered appropriately to avoid the above impacts.

Planning Practice Guidance emphasises: *‘Their existing condition is not something that ought to affect the local planning authority’s consideration of such proposals (and it should be borne in mind that woodland condition can usually be improved with good management)’.*

If this application is on, adjacent to or impacting the Public Forest Estate (PFE): Please note that the application has been made in relation to land on the Public Forest Estate and Forestry England, who manage the PFE, is a party to the application. They therefore should also be consulted separately to the Forestry Commission.

If the planning authority takes the decision to approve this application, we may be able to give further support in developing appropriate conditions and legal agreements in relation to woodland management mitigation or compensation measures. Please note however that the Standing Advice states that “*Ancient woodland, ancient trees and veteran trees are irreplaceable. Consequently you should not consider proposed compensation measures as part of your assessment of the merits of the development proposal*”.

We suggest that you take regard of any points provided by Natural England about the biodiversity of the woodland.

This response assumes that as part of the planning process, the local authority has given due regard as to whether or not an Environmental Impact Assessment is needed under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 or the Environmental Impact Assessment (Forestry) (England and Wales) Regulations 1999, as amended. If there is any doubt regarding the need for an Environmental Impact assessment (Forestry).

We would also like to highlight the need to remind applicants that tree felling not determined by any planning permission may require a felling licence from the Forestry Commission.

[1] For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.)

Hampshire Biodiversity Information Centre

On Site - Notable and Protected Species - Alcaholic Bat, Brandt's Bat, Brown Long-eared Bat, Common Pipistrelle, Marsh Tit, Nathusius's Pipistrelle, Natterer's Bat, Noctule Bat, Lesser Noctule Bat, Serotine, Soong Thrush, Soprano Pipistrelle, Unidentified Bat, Western Barbastelle, Whiskered Bat.

Hampshire Fire & Rescue

Further Comments:

Description of Works:

HIWFRS understands that the project involves 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).

I confirm that Hampshire & IOW Fire and Rescue Service (HIWFRS) has received your application, dated 22 March 2022. The inspector named above has considered the information provided and has made the following comments:

Building Regulations: Access for Firefighting:

Access and facilities for Fire Service Appliances and Firefighters should be in accordance with Approved Document B5 of the current Building Regulations.

Hampshire Act 1983 Section 12 – Access for Fire Service

Access **to** the proposed site should be in accordance with Hampshire Act 1983 Sect, 12 (Access to buildings **within the site** will be dealt with as part of the building regulations application at a later stage). Access roads **to** the site should be in accordance with Approved Document B5 of the current Building Regulations.

Fire and Rescue Services Act 2004

The following recommendations are advisory only and do not form part of any current legal requirement of this Authority.

Access for High-reach Appliances

High reach appliances currently operated by the HIWFRS exceed the maximum requirements given in Section 17 of the Approved Document B. When considering high rise buildings these variations should be considered as additions and incorporated as follows. Structures such as bridges, which a high-reach appliance may need to cross should have a maximum carrying capacity of 26 tonnes. Where the operation of a high reach vehicle is envisaged, a road or hard standing is required 6m wide. In addition, the road or hard standing needs to be positioned so that its nearer edge is not less than 3m from the face of the building.

Water Supplies

Additional water supplies for firefighting may be necessary. You should contact the Water Management Team, Hampshire & IOW Fire and Rescue Headquarters, Leigh Road, Eastleigh, SO50 9SJ (hydrants@hantsfire.gov.uk) to discuss your proposals.

Fire Protection

HIWFRS would strongly recommend that consideration is given to installation of an Automatic Water Fire Suppression Systems (AWFSS) to promote life safety and property protection within the premises.

HIWFRS is fully committed to promoting Fire Protection Systems for both business and domestic premises. Support is offered to assist all in achieving a reduction of loss of life and the impact of fire on the wider community.

Testing of Fire Safety Systems

HIWFRS strongly recommends that, upon commissioning, all fire safety systems are fully justified, fully tested and shown to be working as designed. Thereafter, their effectiveness should be reconfirmed periodically throughout their working lifecycles.

Firefighting and the Environment

Should a serious unsuppressed fire occur on the premises, the water environment may become polluted with 'fire water run-off' that may include foam. The Service will liaise with the Environment Agency at any incident where they are in attendance and under certain circumstances, where there is a serious risk to the environment, a 'controlled burn' may take place. This of course could lead to the total loss of the building and its contents.

Premises' occupiers have a duty to prevent and mitigate damage to the water environment from 'fire water run off' and other spillages.

Timber-framed Buildings

These types of buildings are particularly vulnerable to severe fire damage and fire spread during the construction phase.

The UK Timber Frame Association publication '16 Steps to Fire Safety on Timber Frame Construction Sites' provides guidance on this issue and is available from:

<https://tff.co.uk/download/16-steps-fire-safety-timber-frame-construction-sites/>

This guidance should be read in conjunction with the 'Joint Code of Practice on the Protection from Fire of Construction Sites and Buildings Undergoing Renovation', published by the Construction Confederation and The Fire Protection Association (Sixth Edition, ISBN 1-902790-33-2)

Copies of the 'Joint Codes of Practice' and useful sister publication, 'Construction Site Fire Prevention Checklist' (Second edition, ISBN 1-902790-32-4), are available for purchase from the Fire Protection Association: (www.thefpa.co.uk) and from the Construction Industry Press:

(Publications for Construction Professionals and Builders | CIP Books)

Hampshire Highways

Final Comments

Further to the Highway Authority's previous response dated 24th November 2021, the applicant has engaged in direct discussions to provide a shared use link between the site access and emergency access, along with the overcoming the original comments raised in the response dated 18th August 2021.

The applicant has subsequently submitted an amended set of drawings to address the Highway Authority's comments on the application to date.

Pedestrian/Cycle Link

Following discussions with the Highway Authority, the applicant has provided a pedestrian and cycle link internally along the site frontage between the emergency access and vehicular site access, highlighted in yellow on drawing number SL 02 Rev F and also shown in drawing number 6383-MJA-SW-XX-DR-C-902 Rev12. The link has been provided in accordance with Condition 34 of the outline planning consent (planning reference APP/19/00007) which required "details of shared use connection between the emergency access and the main site access internal to the development".

The Highway Authority have reviewed the proposed alignment of the path and have agreed to the principle of the works, subject to detailed design matters being addressed at the Section 278 stage. Drawing number 6383-MJA-SW-XX-DR-C-902 Rev12 includes a transition between the access road and the shared used path in the form of a dropped kerb and cycle marking which is considered acceptable in principle. The street lighting proposal shown in drawing number 6383-MJA-SW-XX-DR-C-861 Rev PL9 will also need to be assessed in relation to the existing street lighting on Bartons Road and the details of this will need to be secured through condition. It is unclear who owns the trees along the site boundary. Should the trees be located within the highway boundary which need to be removed, a CAVAT fee will be incurred through the S278 process for the footway/cycleway.

Internal Site Layout

Tracking

Amended tracking has been presented for a refuse vehicle passing a parked family car in drawing number 6383-MJA-SW-XX-DR-C-850 PL8. The tracking demonstrates that a refuse can pass a parked car along Road 2. Tracking for vehicles entering Road 1B now also indicates that the movement can be undertaken.

Visibility

Visibility splays are presented for junctions throughout the site in drawing number 6383-MJA-SW-XX-DR-C-803 PL8. Junction markings have been shown between Roads 2 and 1 in drawing number 6383-MJA-SW-XX-DR-C-902 Rev12 to confirm where the visibility splays are measured from. Taken from a 2.4m setback, there may be a slight conflict with the garden of Plot 57 which would require a restrictive covenant to ensure that the splay remains clear in perpetuity.

Highway Adoption Extents

The extent of highway adoption is shown in drawing number ARP.01. The highway is proposed to extend along the primary road through to the turning head in the north-western corner of the site, and northbound along Road 1 heading towards the potential future development site. The highway is provided to the redline boundary of the site to ensure that any future phases of development are not ransomed by a section of missing highway land.

The extent of highway adoption as shown in drawing number ARP.01 is therefore considered acceptable.

Drainage

The drainage proposals have been submitted within drawing number 6383-MJA-SW-XX-DR-C-801 PL8. It has been highlighted to the applicant that the attenuation basin is potentially located too close to the proposed internal roads and may therefore need to be relocated. This is currently being considered as part of the S38 process with the applicant. It is considered that the detailed design of the drainage layout can be placed as a pre-commencement condition, and this matter addressed through planning at this stage.

Street Lighting

The street lighting layout has been provided in drawing 6383-MJA-SW-XX-DR-C-861 Rev PL9 and is considered acceptable in principle for the internal site layout.

However, as noted above, the street lighting proposed along the shared use path will need to be reviewed against the existing street lighting along Bartons Road which will need to be moved to the back of the shared use path. It is considered that these details can be addressed through conditions.

Landscaping

A landscaping masterplan has been provided on RPS drawing figure 100 rev U. Final details of the landscaping will need to be approved to ensure no conflict with proposed highway assets and the ensure visibility splays are kept clear from obstruction. A condition should be placed on the application to ensure the final landscaping plan is submitted for approval.

Levels

A levels plan has been provided in drawing 6383-MJA-SW-XX-DR-C-802 Rev PL10 and is considered acceptable in principle. A condition should also be placed on the application to ensure that the final levels plan is submitted for approval.

Materials

A hard landscaping plan has been submitted on RPS Drawing figure 200 rev J. It is noted that the materials used within the adoptable site layout are suitable, with block paving minimised to the parking areas and non-adopted sections of the site. A condition should also be placed on the application to ensure that the final hard landscaping plan is submitted for approval.

Recommendation

The Highway Authority are satisfied that the changes made in the latest set of drawings have addressed the comments raised in its original response. The shared use path link will be the subject of a new Section 278 design check submission, with the works eventually implemented via a Section 278 agreement. The internal site layout will be forward for adoption to the Highway Authority through a Section 38 agreement.

The Highway Authority therefore recommends no objection to the proposed development, subject to the following conditions:

1. Shared Use Path Works

To implement the shared use path works coloured yellow on the site layout plan and levels plan (drawing numbers SL 02 Rev F and 6383-MJA-SW-XX-DR-C-902 Rev12) prior to occupation of development through 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.

2. Site Levels

No development shall commence until plans, including cross sections, to show proposed site levels have been submitted and approved (as shown indicatively in drawing number 6383-MJA-SW-XX-DR-C-902 Rev12).

Reason: To ensure satisfactory levels are achieved across the site layout and shared use paths.

3. Materials

No development shall commence until details of the materials used in the construction of external surfaces have been submitted and approved (as shown indicatively in drawing number 200 J).

Reason: To ensure that materials used within the adoptable site layout and wider internal layout are suitable for future occupiers.

4. Drainage Design

No development shall commence until details for the disposal of surface water and the detailed drainage design have been submitted and approved (as shown indicatively in drawing number 6383-MJA-SW-XX-DR-C-801 PL8) including the detailed location of the attenuation pond.

Reason: To ensure satisfactory drainage for the development.

5. Landscaping

No development shall commence until details of the landscaping scheme, covering all hard and soft landscaping, have been submitted and approved (as shown indicatively in drawing number 100 U). Reason: To ensure that landscaping features do not obstruct the approved visibility splays.

6. Street Lighting

No development shall commence until details of the final street lighting design, including the lighting proposals for the shared use path, have been submitted and approved (as shown indicatively in drawing number 6383-MJA-SW-XX-DR-C-861 PL9).

Reason: To ensure that the final internal design accords with the plans indicatively assessed at the Reserved Matters stage.

Housing Havant Borough Council

Final Comments:

Current planning policy requirements Core Strategy policy CS9. 2, the Havant Borough Housing SPD (July 2011), mean that developments of 15 units or more would be required to provide 30-40% affordable housing on site.

The applicants have confirmed that the affordable provision will be 21 units with 15 available for rent, and 6 for Shared Ownership. This meets our policy requirements for a minimum of 30% to be provided as affordable housing and for a 70/30 tenure split in favour of rented units and helps meet the current demand from applicants to Hampshire Home Choice (HHC), the councils waiting list; as at 25/04/2022 there were 1774 active households seeking accommodation in our area. Of these 785 are waiting for a one-bedroom home, 565 for a two bed, 353 for a 3 bed, and 71 for a 4+ bedroom home.

The housing mix submitted is:

Bedroom size	Rented	Shared Ownership	TOTAL
1	6		6
2	8	1	9
3	0	5	5
4	1		1
TOTAL	15	6	21

Generally, the sizes of each individual house type detailed within the affordable provision is acceptable as they meet or exceed those noted within the nationally described space standards.

The applicants have provided a Private Garden Area Layout which suggests: 14.6, 15.2, 13.3 and 35.7sqm respectively of garden area for the four Bromsgrove homes. The applicants appear to be considering these units as flats. Please can I have clarification on why these are not houses which would normally require private outside space of between 20 and 50 square metres.

The location of the affordable housing is on the extremities of the site in two distinct groups; however, this is a small development and as the applicants have said in their Planning and Affordable Housing Statement, this arrangement fully integrates the affordable housing with the private accommodation, whilst providing clusters of accommodation that can be appropriately managed by the chosen registered provider (RP).

Havant Borough Council Housing would support this application for much needed affordable housing in our area, but would like confirmation of:

- The designation of plots 69-70 as flats rather than houses.
- Whether plots 29-32 would be suitable for tenants with mobility issues.

Officer Comment: *The agent has commented that the 'Bromsgrove' housetype can essentially be treated like a 'vertical flat'. It is a product that the applicant is familiar with and has a track record of delivering with successful results (including at the West of Waterlooville development). Feedback from registered providers (RP's) is that this housetype promotes wellbeing – a sense of pride from living in a house – and reduces anti-social behaviour. The layout has been amended to include some area of private amenity for each unit, in addition to the areas of communal amenity.*

The agent states, The Bromsgrove is not suitable for residents with mobility issues due to their bedroom and main bathroom being at 1st floor level. However, the 'Leadon' housetype includes a ground Floor (1b2p) maisonette which would be suitable for tenants with mobility issues as facilities are all on one level.

Landscape Team, Havant Borough Council

Final Comments:

It's a shame that the landscape buffer has been removed as this helped to soften the visual impact of the development into the landscape.

Hopefully the native shrub species mix will be of some effect.

Further Comments:

From a landscape perspective our initial comments in relation to the discharge of conditions have not been addressed and as such we have the following comments in relation to the discharge of conditions:

Condition 7 (landscaping)

- Our comments in relation to the changes to the frontage of the site through the inclusion of the shared cycle path to the have not been mitigated. We have concerns that the lack of landscape buffer to help screen the site will be detrimental to the character of Bartons road. As such we must see a more robust landscape buffer to the south of the site. This must be in the form of native tree and understorey planting. The proposed General Meadow area and mown amenity lawn needs to be replace with UK native shrubs and trees to offer screening of the site.

- We have concerns with vehicles being able to drive though the shared footpath along the south of the site. We require removable bollards and soft landscaping to mitigate this.

- We have concerns with the longevity of the small strip of grass which separates the shared footpath and the highway.

Condition 10 boundary treatments

- For security purposes all boundary treatments which will permanently abut open space, footpaths must be brick.

- All boundary treatments which are visible within the streetscape must also be brick and not a wooden fence.

- We have concerns with vehicles being able to drive though the shared footpath along the south of the site. We require removable bollards and soft landscaping to mitigate this.

Local Lead Flood Authority HCC

Final Comments:

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.

In order to assist applicants in providing the correct information to their Local Planning Authority for planning permission, Hampshire County Council has set out the information it requires to provide a substantive response at <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning>

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

- Drainage Layout ref: 6383-MJA-SW-XX-DR-C-801 PL8
- Flood Exceedance Plan ref: 6383-MJA-SW-XX-DR-C-804 PL4
- Surface Water Drainage Statement ref: AMc/21/0154/6368 Rev D

The above information is in accordance with the previously approved drainage strategy and as such we have **no objection** to the Discharge of Condition 8.

Further Comments:

The additional information does not significantly change the way that surface water will be managed when you compare it with the previously submitted.

Therefore, our formal response dated 04th August 2021 still stands.

Original Comments:

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.

In order to assist applicants in providing the correct information to their Local Planning Authority for planning permission, Hampshire County Council has set out the information it requires to provide a substantive response at <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning>

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

- Surface Water Drainage Statement; ref: AMc/21/0154/6368: Rev A; dated: 20th May 2021.
- Drainage Layout; Drawing Number: 6383-MJA-SW-XX-DR-C-801; Rev: PL4; dated: 03/2021.
- Longitudinal Sections Sheets 1 & 2; Drawing Number: 6383-MJA-SW-XX-DR-C-810/811; Rev: PL1; dated: 03/2021.

The information submitted by the applicant in support of this planning application indicates that surface water runoff from the application site will be managed through permeable paving, an attenuation tank and an attenuation pond. Additionally, surface water will be discharged into an adjacent watercourse at a discharge rate of 12.5 l/s. This is acceptable in principle considering that the infiltration testing carried out by the applicant showed poor infiltration rates.

The information submitted by the applicant has addressed our concerns regarding surface water management and local flood risk. Therefore, the County Council as the Lead Local Flood Authority has **no objection** to the proposals subject to the following planning conditions:

1. The drainage system shall be constructed in accordance with the Surface Water Drainage Statement ref: AMc/21/0154/6368. Surface water discharge to the watercourse shall be limited to 12.05 l/s. Any changes to the approved documentation must be submitted to and approved in writing by Local Planning Authority and Lead Local Flood Authority. Any revised details submitted for approval must include a technical summary highlighting any changes, updated detailed drainage drawings and detailed drainage calculations.

2. The condition of the existing watercourse, which will take surface water from the development site, should be investigated before any connection is made. If necessary, improvement to its condition as repair, remediation, restitution and replacement should be undertaken. Evidence of this, including photographs should be submitted.

We would also recommend that the applicant is directed to our website <http://www3.hants.gov.uk/flooding/hampshireflooding/drainagesystems.htm> for further information on recommended surface water drainage techniques.

Please note that Hampshire County Council as Lead Local Flood Authority will not comment on the fluvial systems as these are outside our remit.

As a statutory consultee, the County Council has a duty to respond to consultations within **21 days**. The 21-day period will not begin until we have received sufficient information to enable us to provide a meaningful response. Please ensure all data is sent to us via the relevant Local Planning Authority.

For guidance on providing the correct information, please review the checklist and associated guidance document available on our website.

This response has been provided using the best knowledge and information submitted as part of the planning application at the time of responding and is reliant on the accuracy of that information.

General guidance for the application

It is important to ensure that the long-term maintenance and responsibility for Sustainable Drainage Systems is agreed between the Local Planning Authority and the applicant before planning permission is granted. This should involve discussions with those adopting and/or maintaining the proposed systems, which could include the Highway Authority, Planning Authority, Parish Councils, Water Companies and private management companies.

For SuDS systems to be adopted by Hampshire Highways it is recommended that you visit the website at:

<https://www.hants.gov.uk/transport/developers/constructionstandards> for guidance on which drainage features would be suitable for adoption.

Where the proposals are connecting to an existing drainage system it is likely that the authorities responsible for maintaining those systems will have their own design requirements. These requirements will need to be reviewed and agreed as part of any surface water drainage scheme.

Works in relation to ordinary watercourses

PLEASE NOTE: If the proposals include works to an ordinary watercourse, under the Land Drainage Act 1991, as amended by the Flood and Water Management Act 2010, prior consent from the Lead Local Flood Authority is required. **This consent is required as a separate permission to planning.**

Information on ordinary watercourse consenting can be found at the following link <http://www3.hants.gov.uk/flooding/hampshireflooding/watercourses.htm>
It is strongly recommended that this information is reviewed before Land Drainage consent application is made.

For guidance on providing the correct information, we recommend you use our **Ordinary Watercourse Consents Pre-application service** and help avoid delays occurring at the formal application stage. A Pre-application service for Ordinary Watercourse Consents is available, allowing consents to go through in a smoother, often more timely manner. For full information please visit:
<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/WatercoursePreApplication>

Natural England

Further Comments

Deterioration of the water environment

On 16 March 2022 we wrote to your authority about the availability of an updated package of tools and guidance in relation to nutrient impacts. An updated nutrient budget calculator for the Solent was released on 20 April 2022. We have written to your authority about the availability of an updated package of tools and guidance in relation to nutrient impacts. We recommend that your authority moves to using the updated generic Nutrient Neutrality Methodology and the updated catchment calculators in preference to existing methodologies whether produced by Natural England or your own authority. Your authority will be best placed to consider how it transitions to the new tools and guidance. Natural England recognises that for some existing catchments where nutrient neutrality is being implemented and mitigation is being actively progressed, authorities may need to consider the associated practicalities of moving to the new guidance whilst recognising their role as Competent Authority.

Please note, at present some elements of the guidance (national methodology, nutrient budget calculators) issued by Natural England should be considered as provisional due to the outstanding appeal to the Court of Appeal in Wyatt v Fareham BC [2021] EWHC 1434 (Admin), which although not concerned with the national methodology issued on 16th March 2022, could impact on certain elements contained within the methodology because that case considers similar (but not identical) earlier guidance for the Solent region. Natural England intends to review the national methodology following judgment in the appeal in Wyatt which may require amendments to be made.

We note that the nutrient budget for this application has been calculated using the Solent Nutrients Guidance, V5, June 2020. The following advice is provided in relation to the updated Nutrient Neutrality Methodology. Your authority, as Competent Authority, should consider how this advice relates to the nutrient budget provided with this application, and any proposed mitigation.

A revised nitrogen budget has been produced using the renewed layout plans for the development site. Natural England recommends that Havant Borough Council in their role as competent authority needs to be satisfied with the assumptions made in the budget and that the nutrient budget is in line with your authorities agreed nutrient methodology. Natural England recommends that the HRA/AA produced at the outline phase of the proposal be updated to reflect the new figures provided to ensure that the HRA/AA is based upon the best evidence available in line with existing case law. Natural England does not need to be re-consulted on this aspect of the application if the HRA/AA is modified, as based on the information provided, we can advise that the AA could conclude no likely significant effects.

Nutrient Team HBC

Final Comments

I am satisfied that the nutrient budget calculator has been completed correctly which indicates that there is a total annual nitrogen load to mitigate of 15.12kg. This will be mitigated through an off-site mitigation scheme, namely that of the Whitewool Farm – for which there is a proven scientific link between to the development. This should be secured via a variation to the Section 106 attached to the outline consent.

Planning Policy

Final Comments

NB Policy comments were previously provided in August 2021. The position with regard to the emerging Local Plan has since changed, with the Havant Borough Local Plan being withdrawn in March 2022. The following comments are written to address this material change in the local policy position.

Policy status and five year housing land supply position:

The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the Hampshire Minerals and Waste Plan provide the development plan for the Borough.

Following withdrawal of the emerging Local Plan, the Council has adopted a [Housing Delivery Position Statement](#). It does not form part of the development plan but is relevant to this application.

The Council's [Five Year Housing Land Supply Update \(November 2021\)](#) indicates that the Council has 3.9 years supply with a 20% buffer applied. This is below the five year supply threshold. This site is wholly included within five year housing land supply, and therefore the delivery of this site is necessary in order to at least sustain this position going forwards. This must be afforded weight in the overall planning balance.

Principle of development:

The principle of development has been established by outline consent APP/19/00007. This permission was based on the emerging site allocation in the now withdrawn Havant Borough Local Plan.

Decision Making Principle 2 of the Housing Delivery Position Statement gives support in principle to housing development on emerging site allocations that were proposed for allocation in the now withdrawn Havant Borough Local Plan. The application site is one such site (formerly subject to draft allocation H18).

Development Quality

Decision Making Principle 5 makes clear that Council expects development of high quality, and in order to be considered sustainable development, the criteria in this principle must be met. A checklist has been provided at <https://www.havant.gov.uk/housing-delivery-positionstatement>, and the applicant should be encouraged to complete this to assist in the assessment of the reserved matters. The covering letter from the applicant's agent makes a number of observations in relation to the Decision Making Principles, including Decision Making Principle 5 which refers to Development Quality. Various elements are commented on below as follows.

Requirement	Comment
f) Provide electric vehicle charging infrastructure for each new residential unit with private off street parking	It is noted that EV charging infrastructure would be provided for each new residential unit with private off-street parking.
g) Meet the nationally described space standards for new homes provided	An accommodation schedule has now been provided in square metres which demonstrates the vast majority of house types meet NDSS. It should be noted that Windsor and Marlow private house types (11 units or 15% of the total scheme) fall slightly short of the NDSS for 4 bed 7 person and 8 person occupancy requirements.
h) Provide outdoor private and/or communal amenity space for all residential units	A garden is provided for all of the house, and private amenity space for all of the flats/apartments of at least 1.5 sqm per bedroom.
k) Provide for the sustainable management and maintenance of any new 'common parts' through a legal agreement	It is noted that the S106 agreement attached to the outline planning permission includes establishment of a residential management company for the management of the common parts of the site.
m) Deliver 30% of homes designed to meet Part M4(2) of the Building Regulation and q) Deliver 2% of homes designed to meet Part M4(3) of the Building Regulations as part of the affordable housing provision in addition to m).	The proposed development does not provide any homes designed to meet Part M4(2) or Part M4(3) dwellings.
n) Provide a range of dwelling types and sizes	The design and access statement confirms that 19 of the homes would be two bedroom,

to meet local housing need, including 35% of the overall housing mix as two bedroom homes unless locally identified need evidence indicates an alternative approach should be taken	equating to 27%. To achieve 35% a total of 25 homes would need to be two bedroom. It is noted the applicant has submitted marketing evidence which suggests that demand for smaller dwellings (1&2 bed) is diminished, whilst demand for larger (3-4 bed) dwellings has increased exponentially.
i) Achieve a reduction in CO2 emissions of at least 19% of the Dwelling Emission Rate (DER) compared to the Target Emission Rate (TER) of Part L of the Building Regulations; and	The submitted covering letter confirms that a 15% improvement in fabric efficiency over the Part L or a reduction in carbon emissions by at least 5% over Part L (as opposed to the 19% DER).
p) Provide high quality on-site open space to a standard of 1.5ha per	The open space requirement based on the accommodation schedule would be 0.25ha. The scheme provides 0.6ha of open space therefore providing significantly above the
1,000 population; and an element of play where the open space requirement exceeds 0.5ha. On greenfield sites, part of this requirement will be provided in the form of community food growing space, to a standard of at least 0.2ha per 1,000 population	standard for open space. The community food growing space does not form part of the red line for reserved matters (but was noted to exceed the relevant standard at outline stage).

In addition to the standards set out within the Position Statement, while the Local Plan containing site allocation policy H18 has been withdrawn and therefore has no material weight, it nevertheless provides useful background regarding what might constitute sustainable development on this site, in particular through the list of opportunities and constraints.

Summary

The principle of development on this site is acceptable, subject to the proposal meeting the detailed requirements of the development plan and the Housing Delivery Position Statement. It is noted that there are various areas where the scheme does not comply with the requirements of Decision Making Principle 5, it complies and exceeds standards in a number of other areas. This will need to be weighed carefully in the overall planning balance. It is also noted that the outline planning permission is a significant material consideration in determining the application proposals.

Public Spaces

No comments received.

Southern Electric

No comments received.

Southern Gas Network

No comments received.

Traffic Management TeamFurther Comments:

The Traffic team have no adverse comment to make regarding the revised parking plans.

Waste Services Manager

No comments received.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 24

Number of site notices: 3

Statutory advertisement: 30/07/2021

Number of representations received: 3

2 raising Concerns

1 (2 representations same source) of Support

Objections:Original Comments:

Comments on behalf of Havant Climate Alliance and Havant Friends of the Earth.

We are pleased that the homes will be built to high level BREEAM standards of thermal insulation for energy efficiency, and that sustainable materials will be used. However a great deal more could be done to reduce the carbon emissions from this development.

1. Heating is not mentioned and one would hope that the developers will install heat pumps rather than gas boilers. It is much cheaper to install ground source heat pumps (which are more effective than air source) during building, rather than have to retrofit them later. Electric radiators would also be preferred to gas fired, although more expensive for householders.

2. Solar PV panels should be included on roofs as we live in one of the sunniest areas of the UK. Not all roof designs lend themselves to this and should be changed to allow the installation of a reasonable number of Solar PV panels on each building.

3. There is no mention of EV Charging points. These should be available to every home on the development.
4. It is positive that cycle storage is to be provided, but to encourage cycling, it is also important that there should be a safe off road cycle route between this development and Leigh Park and Havant Town Centre.
5. We agree with the use of native trees, shrubs and hedging in the landscaping, and the proposal for a landscape buffer zone to protect Barton's Copse ancient woodland. However more could and should be planted in view of the need to absorb carbon emissions. We support the retention of the 3 mature oaks in the centre of the field. One would like to see the green connectivity between them extended to the southern hedge boundary, to provide a better wildlife corridor through the site. For existing trees, Root Protection Area advice needs to be followed during construction.
6. To increase biodiversity bird and bat boxes should be installed on houses and trees around the site.
7. It is important that advice is followed for a trained ecologist to check for birds, bats, mammals, reptiles and invertebrates, just before construction starts. Also temporary fencing needs to be adequate to prevent badgers entering and getting trapped.
8. Street lighting needs to comply with lighting guidance from the Bats Conservation Trust. Being close to ancient woodland this is an area likely to be regularly used by bats for commuting and foraging.
9. Bromsgrove style houses which will be for affordable housing, are below UK Building Standards minimum space size. With 2 bedrooms for 3 people, they should be at least 70 square meters, but are only 67.55 sq.m. which is not acceptable, especially as they have no gardens.

It is also noted that Dart, Tavy and Tweed style affordable houses are only just above minimum standards whereas house types for sale at market rates generously exceed minimum standard sizes.

Further Comments:

Further to my previous comments I am pleased to see that EV charging points are now proposed.

These should be available for all homes on the site. I can still find no indication that heat pumps (ground or air source) will be installed for heating, so must assume that gas boilers will still be used. In addition there is no sign that Solar PV panels are planned for roofs, and indeed roof designs are not ideal for this. This is disappointing.

As people are becoming more aware of the need to reach Carbon Zero, they are beginning to expect these features in a new home, especially when building standards are so soon due to change. Having these features would create an extra selling point and would save the new owners from expensive retrofitting later

Individual objection

Why on the site plans have the tall flats been put at the west side of the proposed site overlooking the current residents in Harrison ways gardens? Surely the flats should be the crematorium end of the estate so the occupiers of Harrison way do not have to look at ugly flats out their bedroom windows?, I'd much rather look At a nice three bed house or a proposed orchard. Can this not be changed.

Officer Comment: *The proposed dwellings set closest to Harrison Way are all two storey properties - four units are maisonettes the others are houses. As set out in part 7 (iv) below the relationship to properties in Harrison Way is considered acceptable.*

Support:

Further Comments:

Redrow have been working closely with The Oaks Crematorium to ensure a suitable landscape design and streetscene is installed at the entrance to the Crematorium. Throughout the process Redrow have sufficiently addressed any concerns raised by the crematorium. Therefore on behalf of the crematorium, Southern Co-op offers this letter as a gesture of our support to confirm it is satisfied with the proposals detailed in the following documents:

- 105H. Site Entrance Landscape
- 401A. Street scene drawing.
- 503K. Proposed Soft landscaping (Sheet 3)
- 550E. Tree and Shrub palette

Original Comments:

Redrow have worked closely with The Oaks Crematorium since 2020 and as a result offers an acceptable entrance to the new development and the re-configured entrance to the crematorium. Throughout the process Redrow have sufficiently addressed any concerns raised by the crematorium. Therefore on behalf of the crematorium, Southern Co-op offers this letter as a gesture of our support to confirm it is satisfied with the proposals detailed in the following documents:

REDR200818_CSL02_rev F Coloured Site Layout (issued to Havant on 24/5/2022)
REDR200818_P61-P64.e_A_Plots 61-64 Elevations (issued to Havant on 24/5/2022)
REDR200818_HT.TAVY.pe_A_Plots 65-66 Floorplans & Elevations (issued to Havant on 24/5/2022)
REDR200818_HT.BROM.e_D_Plots 67-70 Elevations (issued to Havant on 24/5/2022)
JSL3850_105J_Site Entrance (issued to Havant on 21/3/2022)
JSL3850_401B_Cross Section (issued to Havant on 21/3/2022)
JSL3850_503L_Softworks Proposals (sheet 3) (issued to Havant on 24/5/2022)
JSL3850_550F_Tree & Shrub Palette (issued to Havant on 24/5/2022)

7 Planning Considerations

Habitat Regulations Assessment & Appropriate Assessment

- 7.1 At the time of the Outline Planning Application APP/19/00007 a Habitats Regulations Assessment including Appropriate Assessment was undertaken in accordance with Regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). Natural England were consulted in relation to the assessment and concurred with the assessment conclusions providing that all mitigation measures were appropriately secured. The Habitats Regulations Assessment concluded that the proposal will not result in adverse effects on the integrity of any of any of the sites in question.
- 7.2 The Reserved Matters application has resulted in a revised Nutrient Budget being submitted. A *Reserved Matters Check of Habitats Regulations Assessment (HRA) and Appropriate Assessment (AA) Outcomes* has therefore been carried out. This is not a formal HRA under the Regulation 63(1) of the Habitat Regulations (as amended). This check is undertaken by Havant Borough Council to confirm the conclusions set out within the HRA undertaken at outline stage remain relevant for the final form of development at reserved matters stage.

Recreation Pressure

- 7.3 The project being assessed would result in a net increase of dwellings within 5.6km of the Solent SPAs. In line with Policy DM24 of the adopted Havant Borough Local Plan (Allocations) and the Solent Recreation Mitigation Strategy, a permanent significant effect on the Solent SPAs due to increase in recreational disturbance as a result of the new development, is likely. As such, in order to lawfully be permitted, the development will need to include a package of avoidance and mitigation measures.
- 7.4 The applicant has proposed a mitigation package based on the methodology in the Developer Contributions Guide. The scale of the proposed mitigation package would remove the likelihood of a significant effect. The applicant has confirmed that they would be willing to enter into a legal agreement to secure the mitigation package in line with the requirements of the Habitats Regulations and Policy DM24. This would be secured by a Deed of Variation to the S106 Agreement in relation to the Outline Planning Permission.

Water quality

- 7.5 There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some designated sites. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Therefore, a significant effect on the Chichester and Langstone Harbours SPA, Solent Maritime SAC and Solent and Dorset Coast pSPA cannot be ruled out.
- 7.6 Natural England has produced a national generic 'Nutrient Neutrality Methodology' for achieving nutrient neutrality for new development. This sets out a methodology to calculate the nutrient emissions from a development site. The applicant has used this methodology to calculate the nutrient emissions from the site. This calculation has confirmed that the site will emit a net nutrient load into European Sites. The Position Statement on Nutrient Neutral Development sets out a mitigation package which will mitigate the impact that this development would have on the designated European

Site. The applicant has agreed to enter into a legal agreement to secure the mitigation package. This would be secured by a Deed of Variation to the S106 Agreement in relation to the Outline Planning Permission.

- 7.7 The Reserved Matters Check of Habitats Regulations Assessment (HRA) and Appropriate Assessment (AA) Outcomes concluded that the avoidance and mitigation packages proposed in the Appropriate Assessment are sufficient to remove the significant effects on the Solent's European Sites which would otherwise have been likely to occur. The Reserved Matters Check of Habitats Regulations Assessment (HRA) and Appropriate Assessment (AA) Outcomes was subject to consultation with Natural England as the appropriate nature conservation body. **At the time of writing a response is awaited from Natural England and members will be updated in relation to any response received.** The applicant has agreed to enter into a legal agreement to secure the mitigation packages, this would be achieved by a Deed of Variation to the original S106 Agreement. The recommendation is subject to the satisfactory completion of the appropriate Deed of Variation.
- 7.8 In all other respects and having regard to the relevant policies of the development plan and all other material considerations it is considered that the main issues arising from this application are:
- (i) Principle of development
 - (ii) Impact upon the character and appearance of the area
 - (iii) Housing mix and affordable housing
 - (iv) Impact upon residential amenity (for existing and future residents)
 - (v) Highway impacts, on site layout and parking
 - (vi) Public open space and food production
 - (vii) Flood Risks /Drainage
 - (viii) Ecological Impacts
 - (ix) Relationship to land in East Hampshire and associated planning application
 - (x) Impact on the Crematorium
 - (xi) Impacts on Trees
 - (xii) Conformity with emerging policy / Housing Delivery Position Statement
 - (xiii) Infrastructure/S106 requirements
 - (xiv) Planning Conditions
- 7.9 The application is for a Reserved Matters Approval pursuant to Outline Planning Permission APP/19/0007. The original outline approval approved access with all other matters reserved. The current application therefore relates to the layout, scale, appearance and landscaping of the development of 70 dwellings and associated works.
- 7.10 The application also seeks approval of details pursuant to Condition 5 (Arboriculture); 7 (landscaping); 8 (drainage); 10 (boundary treatments); 13 (levels); 15 (highways); 17, 18 and 19 (archaeology); 21 and 32 (lighting) of the outline Planning Permission.

7.11 The application has been submitted with a detailed suite of supporting information including the following:

Design & Access Statement
Planning & Affordable Housing Statement
Geo-Environmental Site Investigation
Preliminary Ecological Appraisal
Surface Water Drainage Statement
Nitrogen Budget
Tree Survey Report & Arboricultural Impact Assessment
Archaeological Evaluation Report
Specification for an Archaeological Evaluation by Trial Trenching

(i) Principle of development

7.12 The site has the benefit of Outline Planning Permission granted under planning permission APP/19/00007. Application APP/21/00300 was also granted for a non-material amendment to allow for 70 dwellings (this allowed for a reduction in the number of dwellings from 72 (outline consent) to 70). The principle of residential development of the site is therefore clearly established.

(ii) Impact upon the character and appearance of the area

7.13 The site and its location have been described in detail in section 1 of this report. The proposal is accompanied by a suite of plans and elevations including sections which provide full details of how the site would be developed. The proposed development consists of 70 dwellings and the principle of the provision of 70 dwellings has been previously established.

7.14 The built form of the residential development would be located within the Havant Borough Council administrative boundary with only very limited parts of gardens and road terminations within East Hampshire District.

7.15 The site layout is for a fairly traditional residential scheme with a single point of vehicular access leading to a central spine road running east – west with spurs running north and south from the spine road and a further spur running east from the entrance road. There is an emergency access with cycle and pedestrian access to the western side of the site. A cycle / pedestrian route would be provided along the Bartons Road frontage. The layout shows housing of the following types - detached, semi-detached and short terraces together with a small number of maisonettes. The mix of dwelling types is considered further in (iii) below.

7.16 The residential built form of the development would be set back from the Bartons Road frontage with the existing wide verge (approx. 5m deep) retained but accommodating a cycle/footway for part of the frontage. The trees along the frontage would generally be retained although the frontage is more open at its eastern end and there would be some reduction in existing landscaping to accommodate the cycle / pedestrian route. The properties proposed are two storey in height. The set back, screening and dwelling heights would reduce the potential visual impact from Bartons Road and from the wider landscape.

- 7.17 Vehicular access would be from the existing Crematorium access point and details have been provided to demonstrate how an attractive route into the Crematorium would be provided. This includes additional landscaping, wide verges and re-positioned Crematorium walls / entrance features. These are considered further in part (x) below. This approach is considered to appropriately respond to the need to provide an attractive and tranquil access to the Crematorium and the new site access itself has previously been approved at the outline stage. An emergency access with cycle and pedestrian link would be provided to the western part of the frontage, this would need to be designed to ensure that (non-emergency) motorised vehicles could not use the emergency access to access the wider site. A condition was imposed on the outline consent to ensure that this is the case.
- 7.18 A cycle/pedestrian route would be provided across the site frontage with Bartons Road. This would provide links to the wider pedestrian and cycle network and is an important feature of the development to ensure that non-car based journeys are encouraged from the site and is supported by the Highway Authority.
- 7.19 The layout provides a significant physical separation between the proposed built form and the Crematorium which lies to the north of the site. This physical separation (minimum 80m to the landscaped area of the Crematorium) is considered important in retaining the tranquil setting currently enjoyed by the crematorium. The existing access road to the crematorium is landscaped and this would be further enhanced by additional planting and a bank between the application side and the existing road. During the course of the consideration of the application the layout was changed to improve the relationship of the residential built form of the development with the crematorium access road, the agent has confirmed that further layout changes are not possible in this area and on balance the relationship is considered acceptable. It is noted that no concerns have been raised in relation to the current application from the Crematorium operators.
- 7.20 The layout includes open space provision on site and this is shown on the layout to run north from the central access road. The open space would be centred on an existing oak tree and would be in line with two other oak trees in the wider undeveloped site. There would also be a swale / attenuation pond to the western part of the site. A community orchard would be located within the East Hampshire site area adjacent to the southern boundary of the crematorium. It is considered that this would provide an attractive enhancement to the setting of the Crematorium.
- 7.21 The land to the north of the site provides a setting not just to the crematorium but also to the Bartons Copse ancient woodland. This area would be managed grassland / fallow and would also contribute to ecological requirements providing an opportunity for additional boundary planting and more secure arrangements to limit public access to the woodland which is beneficial in terms of ecological requirements. The layout has however allowed for the potential for future access to the open land within East Hampshire so that any future development potential is not prejudiced by the current layout. In this regard it is noted that there is a current application for *Development of 61 dwellings, with associated private and communal amenity space, garages, parking, internal roads, pathways, sustainable urban drainage, landscaping and associated works* which has been submitted to East Hampshire District Council. This application will be considered on its planning merits by East Hampshire District Council and will need to address the relationship to the Crematorium and ensure that features such as the Community Orchard and buffers secured at the outline stage are appropriately retained. Its submission does not prejudice the determination of this reserved matters application, however.

- 7.22 The site is located approximately 1.4 km from the closest part of the South Downs National Park. Wider landscape views are limited from the north and east by the forest, the Hospital and Crematorium and agricultural land. Given the height of the development and the residential scale of the proposals it is considered that any impact on the wider landscape and the South Downs National Park would be limited and acceptable. To the west of the site is a line of important trees separating the site from the Linden Homes development to the west. This line of trees is important in providing screening between the residential developments and from an ecological perspective. This important landscape feature would be retained in the proposed development.
- 7.23 Overall, it is considered that the development of 70 dwellings has been designed to have an attractive layout with an acceptable impact on the surrounding landscape and from public vantage points. As previously stated the principle of residential development has already been established.

(iii) Housing mix and affordable housing

Housing mix

- 7.24 Havant Borough Local Plan (Core Strategy) 2011, requires developments to: *Provide a mix of dwelling types, sizes and tenures which help to meet identified local housing need and contribute to the development of mixed and sustainable communities.* The proposed housing mix is set out in detail above at paragraph 3.7. A range of dwelling types between 1, 2, 3 and 4 bed dwellings including maisonettes, four unit blocks, semi-detached and detached units are proposed. The range of dwelling types are considered acceptable.
- 7.25 In terms of the proportions of each dwelling type, the proposals provide the following:
- 1 bed – 9%
 - 2 bed – 27%
 - 3 bed – 30%
 - 4 bed - 34%

The mix results in more larger dwellings and in particular it is noted that the number of 2 bed units is below that set anticipated in the Housing Delivery Position Statement March 2022.

- 7.26 Decision Making Principle 5 – Development quality states *Residential development will be expected to* (amongst other matters):

n) Provide a range of dwelling types and sizes to meet local housing need, including 35% of the overall housing mix as two bedroom homes unless locally identified need evidence indicates an alternative approach should be taken.

The number of two bed units has been raised with the development team who have provided a letter which sets out the rationale for the housing mix and in relation to two bed units. This sets out the issues with providing more two bed units on this site; these can be summarised as follows:

- *Location suitable for family accommodation*
- *Town centre sites more appropriate for high proportion of 2 bed units*
- *Post 2008 recession higher proportion of 3/4 bed units except in more sustainable locations*
- *Conditions exacerbated since Covid – demand for flats reduced further with buyers prioritising more garden. More indoor and outdoor space motivates most moves since Covid.*
- *Demand for 1&2 bed dwellings diminished – home working trend to extra bedrooms for office.*
- *Undersupply of Housing.*
- *Higher proportion of 3/4 bed units to meet higher proportion of family dwellings demand*
- *On developments of this size and in this location – affordable housing provision is where bulk of smaller units should be accommodated.*
- *One size fits all approach to mix is a risky strategy on site of this scale – likely to lead to slow delivery rate and potential viability issues.*

On balance and given the limited weight which can be afforded to the Position Statement it is not considered that a refusal of planning permission based on the shortfall in 2 bed units could be substantiated. The overall mix on this site is therefore considered acceptable.

Affordable Housing

- 7.27 Havant Borough Local Plan (Core Strategy) 2011 policy CS9 requires between 30-40% affordable housing for the development. The Position Statement Decision Making Principle 5 l) requires developments of more than 10 units to *Provide 30% affordable housing outside of Havant, Waterlooville and Leigh Park town centres.*
- 7.28 This would require 21 units of affordable housing and the proposal confirms that 21 units would be provided. It is noted that the S106 Agreement accompanying the outline planning permission required the provision of 22 affordable/shared ownership dwellings, however, this was based on the outline consent for 72 units. A Deed of Variation to the original S106 Agreement will therefore be required to seek to reduce the number of affordable units by 1 unit to accord with the slight reduction of the total units on the site. It should be noted that the reduction of the total number of units has previously been accepted under planning permission APP/21/00300 (see 2.5 above).
- 7.29 In terms of the tenure of the affordable units, the applicants have confirmed that the affordable provision will be 21 units with 15 available for rent, and 6 for Shared Ownership. As confirmed by the Councils Housing Officer, *this meets our policy requirements for a minimum of 30% to be provided as affordable housing and for a 70/30 tenure split in favour of rented units and helps meet the current demand from applicants to Hampshire Home Choice (HHC), the councils waiting list; as at 25/04/2022 there were 1774 active households seeking accommodation in our area. Of these 785 are waiting for a one-bedroom home, 565 for a two bed, 353 for a 3 bed, and 71 for a 4+ bedroom home.*

7.30 The Affordable housing mix submitted is:

Bedroom No.	Rented	Shared Ownership	Total
1	6	0	6
2	8	1	9
3	0	5	5
4	1	0	1
Total	15	6	21

The Housing Officer confirms that *Generally, the sizes of each individual house type detailed within the affordable provision is acceptable as they meet or exceed those noted within the nationally described space standards.*

Queries in relation to garden areas and accessibility for plots 29-32 (Bromsgrove House Types) have been raised with the Development Team. It has been confirmed that small private garden areas are provided for the Bromsgrove Units the acceptability of this is considered further in (iv) below.

Overall, the Housing Officer confirms that, *Havant Borough Council Housing would support this application for much needed affordable housing in our area.*

(iv) Impact upon residential amenity (for existing and future residents)

7.31 In relation to the impact on existing residents the closest residential properties are to the west in the Linden Homes Development of Harrison Way and to properties to the south of Bartons Road.

Harrison Way

7.32 The closest properties in Harrison Way are orientated to be side on to the boundary with the application site (No's 10 and 12). Other properties in Harrison Way are set further from the common boundary and with rear windows facing the boundary. Significantly there is a tall belt of trees running along the western boundary of the application site which provides a good degree of screening between the existing and proposed dwellings. These boundary trees would be retained in the proposed layout.

7.33 The proposed layout would result in the closest properties to the western boundary being units 29-36 - they would be positioned a minimum of 20m from the closest properties in Harrison Way. The Havant Borough Design Guide SPD requires a 10m separation distance when a dwelling faces a blank gable and a back to back separation of 20m. These distances are achieved and the relationship between the existing and proposed developments is further enhanced by the line of boundary trees. The relationship between the Linden Homes development and the proposals are therefore considered acceptable.

Properties south of Bartons Road

7.34 The properties south of Bartons Road are set well off the closest proposed dwellings within the application site. The minimum set off is approximately 33m with Bartons Road, roadside verges and significant trees and other vegetation between. There is considered to be an acceptable relationship between the existing and proposed properties.

- 7.35 The vehicular access would be in the same position as the existing Crematorium Access. This access point is to the east of Normandy Way (the access to the new Bellway Homes development south of Bartons Road). There are no residential properties opposite this access. Finally, the proposed cycle, pedestrian and emergency access is located opposite to Long Meadow and it is not considered to impact residential amenities of existing properties.

Residential Amenities proposed residents

- 7.36 The main matters for consideration in relation to the amenities of future residents are considered to be:

- Internal Space Standards
- External amenity areas
- Layout issues

Internal Space Standards

- 7.37 The proposed dwellings have been designed to meet the Nationally Described Space Standard. The units therefore meet the Position Statement Decision making Principle 5 – Development Quality requirement to:

g) Meet the nationally described space standards for new homes provided;

This results in acceptable internal amenity space for both the market and affordable dwellings.

External Amenity Areas

- 7.38 Havant Borough Design Guide SPD states that:

All residents should have access to private amenity space whether that is the back garden of a house, a private shared space, or balcony of an apartment.

In relation to houses the Design Guide sets out:

.....the garden of a two storey home should be a minimum of 10 metres in length to provide appropriate daylight and to minimise overlooking....

The Position Statement sets out under Decision Making Principle 5 – Development Quality that development should:

h) Provide outdoor private and/or communal amenity space for all residential units

- 7.39 The layout has been assessed and the minimum 10m garden depth has been achieved for the majority of the development. The following units do not achieve a 10m garden depth and have been individually considered:

Unit 15 – Shrewsbury (4 bed) – The garden is 9m deep and 9.6m wide providing an acceptable level of external amenity space.

Units 30-34 – Leadon (1 bed maisonettes) – These units are provided with a modest area of external amenity space with a minimum depth of 6.3m. Given that these are 1 bed units the external amenity space is considered acceptable.

Unit 48 – Windsor (4 bed) – The garden is 9.3m deep and 8.6m wide providing an acceptable level of external amenity space.

Unit 55 – Henley (4 bed) – The garden is 8.1m deep and 14.4m wide providing an acceptable level of external amenity space.

Unit 61 – Tavy (2 bed) -The garden is 8.3m deep and 5.3m wide on balance this is considered to provide an acceptable level of external amenity space.

Unit 62 – Tavy (2 bed) – The garden is 8.3m deep and 5.3m wide on balance this is considered to provide an acceptable level of external amenity space.

Units 63-64 – Spey (2 bed) - These units are provided with a modest area of external amenity space with a minimum depth of 4.6m and width of 6.4m. On balance the external amenity space is considered acceptable.

Units 67-70 – Bromsgrove (2 bed) – These units form a block of four and each has been provided with a modest area of private external amenity space (smallest 3.3x 4.7m. On balance this is considered acceptable.

- 7.40 A further consideration of external amenity areas relates to how usable they are and in that regard units 29-36 in particular have been assessed in relation to the impact of adjoining boundary trees. Whilst these properties are located relatively close to the western boundary trees, they retain reasonable gardens and have a similar relationship to boundary trees as the dwellings in the Linden Homes development.
- 7.41 Overall it is considered that the properties have an acceptable level of private amenity space and this combined with the Public Open space and food production area (considered under (vi)) would result in an acceptable provision of external amenity space for future residents.

Layout issues

- 7.42 The main layout issues impacting residential amenity relate to the relationship between dwellings, position of units close to roads and footpaths/cycle ways and potential noise/disturbance issues.
- 7.43 The scheme is considered to be generally traditional in layout and of modest density. The allows for relatively spacious relationships between dwellings and limits any potential concerns over unneighbourly relationships. Two areas of the site with slightly higher density are to the south western and north eastern areas. These have been carefully considered and overall the relationships between properties and their orientation results in an acceptable layout.
- 7.44 The busiest part of the road would be the access adjacent to unit 1 where the road is shared between the Crematorium users and vehicles entering the application site. Unit 1 is set closest, however access to this unit is via a small cul-de-sac and a wide landscaped verge would be retained to the access road. The proposed boundary treatment for this unit's access road boundary is a 1.8m high wall and this property can be afforded suitable residential amenity. The pedestrian/cycle and emergency access would be located close to units 28-33. Unit 28 would be provided with a 1.8m high close boarded fence to the side boundary and units 29-33 would be set back behind frontage car parking. These properties would have an acceptable relationship to this route.

- 7.45 A cycle and pedestrian route would be provided along side Bartons Road and for the western part of its length this would be outside the residential part of the site. Close to the eastern end of the site the route would enter the site adjacent to plots 15&16. Subject to suitable details this relationship to residential properties is considered acceptable.
- 7.46 Finally in relation to noise issues, the outline planning permission included condition 33 requiring the submission of noise mitigation measures for internal and external spaces to ensure suitable noise environments are achieved for the residential development.
- 7.47 Overall, it is considered that the development would have a limited and acceptable impact on the residential amenities of existing nearby residents. In addition, and subject to appropriate conditions, the development would ensure an appropriate level of residential amenity for future occupiers.

(v) Highway impacts, on site layout and parking

- 7.48 In relation to highway matters it needs to be noted that the principle of the development of 72 dwellings on site (two more than currently proposed) with an altered vehicular access shared with the Crematorium has already been established at the outline permission stage. The outline planning permission also established the form of the road access. The outline consent also established the principle of an emergency access including pedestrian and cycle access towards the western end of the site.
- 7.49 The outline consent was subject to a S106 Agreement which included the following highway requirements:

Highways Agreement – Agreement under S278 and/or S38 of the Highways Act to secure Highways Works.

Highways Contribution – The sum of £145,000 to be used towards the Highway Improvement Scheme

Highway Improvement Scheme – Highway improvement scheme at the Bartons Road/Petersfield Road junctions.

Highway Works – To provide:

- (a) Site access works but not including enabling works for onsite highway;
- (b) Shared use path between the site access and Eastleigh road
- (c) Keep clear markings at the site entrance to Havant Crematorium; and
- (d) Shared use connection between the emergency access and adopted highway;

Not to occupy, or permit occupation of any dwelling until the highway works have been completed in accordance with the Highways Agreement(s) and a Certificate of Completion has been issued.

Travel Plan – Not to occupy nor permit occupation of any dwelling until plan has secured written approval of the County Council.

- 7.50 In addition to the S106 Agreement Condition 34 attached to the Outline Planning Permission secured the following:

The details to be submitted in respect of reserved matters shall make provision for (amongst other matters) the following:

Details of a shared use connection between the emergency access and the main site access internal to the development

7.51 The reserved matters application provides a detailed internal layout for the development with road and parking areas. In addition, a cycle/pedestrian route is proposed along the site frontage between the emergency access and the vehicular access. The main issues at this Reserved Matters stage are therefore considered to be:

- i) Internal layout
- ii) Parking
- iii) Cycle / pedestrian route

Internal Layout

7.52 The layout shows vehicular access from the improved shared access to the Crematorium. There would be a main spine road running west from this access with cul-de-sac spurs running north and south from this main route. Finally, there would also be a cul-de-sac spur running east from the main spine road.

7.53 The main road layout would be adopted by the Highway Authority although the lesser roads would not be adopted and would need to be managed as Common Parts by the Residential Management Company as secured by the S106 Agreement. The Highways Authority note that the applicant is intending to offer the internal site layout for adoption to the Highway Authority, a position strongly supported.

7.54 The Highways Authority have considered the internal layout in detail. The following have been considered:

Tracking – to ensure acceptable movement of vehicles including refuse vehicles around the site.

Visibility – visibility spays 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. This may require a planning condition and at the time of writing this will be explored with the Highways Authority.

Highway Adoption Extents – The highway is proposed to extend along the primary road through to the turning head in the north-western corner of the site, and northbound along Road 1 heading towards the potential future development site. The highway is provided to the redline boundary of the site to ensure that any future phases of development are not ransomed by a section of missing highway land. At the time of writing officers are exploring with East Hampshire District Council and the Highways Authority whether there is a need for a second road access point to the East Hampshire land and possible development site.

Drainage – The attenuation basin is potentially located too close to the proposed internal roads and may need to be relocated. This is being considered with the applicant. The Highway Authority have requested a planning condition, however, there remains an extant drainage condition (Condition 8) on the outline consent and this can pick up on any change in the design of the attenuation basin.

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. A Condition is recommended to secure this.

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. In addition any opportunity for enhanced planting outside the visibility splays can be explored further to see if more can be done to provide a green frontage to the development in the light of the Landscape officer's comments.

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

Materials – The Highway Authority request a condition in relation to hard landscaping, a condition is recommended to secure the final details.

- 7.55 Subject to the existing conditions and additional condition the internal layout of the development is considered acceptable.

Parking

- 7.56 The proposed parking has been assessed in relation to the Havant Borough Council Parking SPD July 2016 (partially updated September 2019).
- 7.57 All of the proposed dwellings are provided with car parking to meet the Council's parking SPD with the exception of units 67-70. Mostly these are provided within the plot. There are exceptions in relation to off plot parking for units 34-36 and 39 (1 space) and 40.
- 7.58 The off plot parking to units 67-70 is unallocated and four spaces are provided. It is noted that this parking provides 4 spaces which is below the 6 spaces required for unallocated (or allocated) spaces for these 2 bed units.
- 7.59 It is noted that the Parking SPD requires 20% unallocated spaces for visitors on larger developments. On this site a total of 160 parking spaces would be required to serve the dwellings under the standards. The scheme provides 184 spaces (an over provision of 24 spaces). The scheme also shows 15 visitor spaces out of plot. Therefore, there are 39 spaces provided additional to those required by the parking standards. Whilst the requirement would be for 32 visitor spaces based on the 160 spaces required to serve the development under the Standards, it is considered that the provision of 15 visitor spaces together with the over-provision of 24 spaces provides adequate on site car parking overall.
- 7.60 In relation to cycle parking, this has been designed to accord with the Council's standards and a condition is recommended to ensure provision on the basis of 1 space per 1 bed unit and 2 spaces per other units + 20% short stay visitor spaces.

Cycle / pedestrian route

7.61 As set out in the consultation response from the County Highways Authority:

...there is a wider strategic requirement to provide off road cycle provision along Bartons Road between Emsworth and Havant to cater for the additional housing developments along Bartons Road and the change in nature of the main purpose of the route and associated increases in travel demand from additional residential properties. This has been recognised throughout all the applications along the Barton's Road corridor and that there is a cumulative need which is to be delivered collectively through fair and proportional works required through planning and delivered by each parcel of land.

The Camp Field site plays a vital role in the delivery and completion of this link in providing shared use pedestrian and cycle provision along the northern section of Bartons Road between Eastleigh Road and the existing provision implemented by Linden Homes.

7.62 The outline permission APP/19/00007 secured the requirement for a cycle and pedestrian route through the site via the imposition of condition 34. The current route is now proposed along the Bartons Road frontage. This route is more direct for pedestrians and cyclists traveling east -west or west – east along Bartons Road and would act as a link to wider routes for non-car based journeys.

7.63 The Highways Authority confirm that they have reviewed the alignment of the path and have agreed to the principle of the works (subject to detailed design matters being addressed at the Section 278 stage).

7.64 It is considered that the cycle and pedestrian route will provide a significant improvement to cycling and pedestrian facilities along Bartons Road linking to wider facilities.

(vi) Public open space and food production

7.65 The current layout includes a central area of open space centred on a large oak tree part of a wider line of trees crossing the field. This area would include small Local Area of Play.

7.66 In addition to the central area, to the west of the site would be a landscaped area including detention basin and close to the site entrance a further area of landscaping providing on either side of the site access providing an attractive entrance to both the new housing development and to the Crematorium.

7.67 To the north of the site adjacent to the Crematorium and within land in East Hampshire is a Community Orchard which would provide food growing and be accessible to residents within the development. A condition is required to secure adequate access to the Community Orchard. This was secured at the outline stage and is subject to the associated S106 Legal Agreement.

(vii) Flood Risks /Drainage

Surface Water

- 7.68 In relation to surface water drainage, the proposal is for surface water to be drained from houses and roads to drains under on site roads linking to the Attenuation Tank and Attenuation basin to the west of the site. There would also be permeable hard surfaces. Outflow from the on site storage would be restricted by a flow control chamber to 12.5 l/sec for all storm events to a outfall ditch.

The Local Lead Flood Authority confirm that:

*The information submitted by the applicant has addressed our concerns regarding surface water management and local flood risk. Therefore, the County Council as the Lead Local Flood Authority has **no objection** to the proposals subject toconditions:*

The conditions relate to requiring the scheme to be constructed in accordance with the submitted details and flow rate together with a condition to ensure that the watercourse being connected to is in a condition to ensure the flow from site can be accommodated. The Highway Authority however may require amendments to the attenuation basin, therefore appropriate drainage conditions will be required.

Foul Drainage

- 7.69 With regard to Foul Drainage, there is an existing Foul Sewer which runs to the north of the site. The proposal is to link foul drainage from the residential units to sewers under the on site roads and to provide a link to the existing sewer to the north west of the residential development. Southern Water have raised no objection to the proposals.
- 7.70 The proposals are therefore considered to appropriately address surface and foul drainage requirements subject to conditions.

(viii) Ecological Impacts

- 7.71 The application is accompanied by a Preliminary Ecological Appraisal which builds upon previous ecology work carried out in relation to the Outline Planning Application. The principle of development on the site is already established following extensive ecological assessment and consultation with the Council's Ecologist and Natural England at the Outline Stage. The site itself is not of significant ecological value having previously been an arable field.
- 7.72 The main sensitivities relate to potential impacts of artificial lighting on bat species and the provision of darkened corridors at the site's boundaries, as well as ecological enhancements within and adjacent to the application site. The site is immediately adjacent to woodland habitat used by rare bat species.
- 7.73 The Ecological Appraisal identifies no new ecological receptors. The Council's Ecologist has confirmed that the previously agreed ecological mitigation, compensation and enhancement strategy remains valid. The previously agreed Ecological mitigation measures are:

Proposed 18m wide buffer between the development area and the ancient woodland edge and this would need to be devoid of lighting to provide a dark corridor.

It is also proposed to plant the woodland buffer with a native shrub mix, creating a softer edge than at present. This should provide additional bat foraging habitat whilst preventing informal access to the woodland.

In addition, fencing would be provided to the ancient woodland to help discourage public access.

Finally, further provision of bat boxes within Bartons Copse is proposed.

The ecological impacts of the development can therefore be adequately addressed.

(ix) Relationship to land in East Hampshire and associated planning application

- 7.74 The site lies on the boundary between Havant Borough and East Hampshire District Council with the residential element within Havant and some of the supporting infrastructure (for example Community Orchard and buffer to woodland) within East Hampshire. These works were secured by a 'partner' planning application submitted to and approved by East Hampshire District Council at the time of the outline consent.
- 7.75 There is a current planning application on the East Hampshire land for *Development of 61 dwellings, with associated private and communal amenity space, garages, parking, internal roads, pathways, sustainable urban drainage, landscaping and associated works*. This application is currently under consideration and undetermined.
- 7.76 The current layout in relation to the East Hampshire land shows the retention of the Community Orchard and the 18m buffer zone to the woodland. It also shows access being taken to the site from the shared Crematorium / residential access with road links through the Havant application site. This can be facilitated by the layout of the southern development within Havant. It is important to note that the application in East Hampshire for the 61 dwellings remains undetermined and is not part of the current considerations on the reserved matters application currently being determined under APP/21/00678.

(x) Impact on the Crematorium

- 7.77 It is considered that the preservation of the peace, tranquillity and attractiveness of the Crematorium environment is a critical aspect of any residential development at the application site. Whilst the residential element of the development is physically detached from the Crematorium site itself (approximately 80m), the development would share an access with the Crematorium and the north-eastern part of the residential development would be positioned in proximity to the access route to the Crematorium.
- 7.78 It is noted that in determining the outline planning permission, the relationship between the development and the Crematorium was a matter discussed at the then Development Management Committee of the 31st October 2019. The following quotes are from the Committee Minutes:

The Committee, in particular, discussed the relationship of the proposed development to the crematorium. The Committee acknowledged that a number of conditions, such as the height restriction of the dwellings, had been recommended to reduce the impact of the development on the crematorium. However, the Committee also felt that the character and setting of the crematorium especially during the construction of the development would be further protected if the:

(AA) S106 agreement included a provision requiring the planting of the community orchard before the commencement of the remainder of the development; and

(BB) the conditions required the screening proposed for the access road to the crematorium and the boundaries of the site adjoining the crematorium to include semi-mature trees.

The Committee also considered that, in view of the relationship of the proposed development to the crematorium, the reserved matters application relating to this outline application should be determined by this Committee and not under delegated powers by the officers.

It was therefore, RESOLVED that:

A) any reserved matters application for development of this site should be submitted for determination by the Committee and not dealt with by the officers under delegated powers;

- 7.79 The principle of development in proximity to the Crematorium has been established by the Outline Planning Permission. The use of the shared access for the residential development with the Crematorium is also established by the inclusion of Access in the outline considerations.
- 7.80 The access point would remain an attractive access that would not result in hinderance to vehicles entering the Crematorium. The access would retain wide landscaped verges to the western side and a wide landscaped area on the eastern side. Condition 11 of the outline consent ensures that the existing attractive entrance walls are re-located / rebuilt at the new entrance point to the Crematorium and these works have been carried out. It is also necessary to ensure that vehicles turning into the Crematorium are not unduly hindered and a 'keep clear' marking will be secured through the S278 process with the County Highways Department.
- 7.81 The access to the Crematorium and the residential development would diverge within a short distance of the junction with Bartons Road. This allows the existing route to the Crematorium to be left unchanged for most of its route including wide landscaped verges and swale features. This attractive approach would be further enhanced by the provision of a further landscaped buffer on the housing development side of the access road including further tree / shrub planting and a landscape buffer with a width of approximately 2.5m. The landscaping scheme shows the provision of 13 trees within the belt and further trees within the gardens of adjacent dwellings. The trees within the buffer include Oak and Field Maple, and these would be a mix of Semi-Mature, Extra Heavy Standard and Heavy Standard Trees, with a further buffer mix of Field Maple, Common Dogwood, Common Hawthorn, Common Hazel, Common Holly, Common Privet, Blackthorn and Dog Rose. Part of the buffer would be backed by a 1.8m high close boarded fence, this would be planted with climbing plants, Trachelospermum jasminoides, Parthenocissus henryana and Clematis armandii. It is considered that this would result in the retention of an attractive and tranquil route to the Crematorium.

- 7.82 The main housing development would be set well off the boundary with the Crematorium site which itself includes landscaped grounds set closest to the proposed development. The proposed community orchard would be sited adjacent to the southern boundary of the Crematorium and this would provide an attractive relatively low key land use.
- 7.83 It is noted that a letter of support has been submitted by Southern Co-op the operators of the Crematorium which confirms:

Redrow have worked closely with The Oaks Crematorium since 2020 and as a result offers an acceptable entrance to the new development and the re-configured entrance to the crematorium. Throughout the process Redrow have sufficiently addressed any concerns raised by the crematorium. Therefore on behalf of the crematorium, Southern Co-op offers this letter as a gesture of our support to confirm it is satisfied with the proposals....

Overall, it is considered that the layout of the development has been sensitively designed to ensure that a suitable relationship to the Crematorium is achieved.

(xi) Impacts on Trees

- 7.84 The application site was open agricultural land. There are however a row of important oak trees running across the site from north to south. Only one of these trees is within the area to be developed within the residential area of the site and this tree would be located within the on site public open space and retained as part of the scheme as shown in the indicative layout. The tree is subject to a Tree Preservation Order.
- 7.85 The site frontage to Bartons Road includes mixed groups of trees especially along the western part of the frontage. These trees would be retained with the exception of those located at the position of the proposed emergency access and the cycle pedestrian route. The cycle and pedestrian route is now proposed to follow the site frontage, diverting slightly into the residential area for its eastern part. The Landscape Officer has requested further planting to be provided to the area of the frontage cycle footpath at its eastern part and this is being explored with the applicant. It is important to balance the need to provide screening with the visibility requirements in relation to the site access and cycle/pedestrian routes and the need to ensure suitable visibility splays for highways safety. Members will be updated in relation to this matter and a planning condition may be required.

(xii) Conformity with emerging policy / Housing Delivery Position Statement

- 7.86 At the time of the outline consent the then emerging Local Plan 2036 whilst having limited weight indicated the Councils 'direction of travel'. The site was coming forward in advance of the allocation of the land. In those circumstances it was appropriate to consider the proposals against the then emerging policy and where appropriate to seek compliance with the emerging plan as far as possible. As such a conformity check was carried out and planning conditions (including condition 34 setting requirements for the Reserved Matters application) and S106 requirements were imposed.

7.87 Whilst the Local Plan has been withdrawn from examination, the Council has produced a Housing Delivery Position Statement (March 2022). The Position Statement sets out how housing proposals not in accordance with the Development Plan will be considered by the Council in the context of the tilted balance in Havant Borough. This Statement does not replace the Development Plan for decision making purposes. However, this Statement has been adopted by the Council and will form a material consideration in the determination of planning applications until such time a new Local Plan is in place.

7.88 Camp Field is a site not in accordance with the Development Plan but the Council accepts the principle of residential development and of course Outline Consent has been granted. Decision Making Principle 5 – Development Quality sets out relevant requirements in relation to Residential Development in such a scenario.

7.89 These requirements include the following:

- a) Infrastructure Provision – This has been secured at outline stage and the associated S106 Agreement which requires a Deed of Variation to reflect the current proposals (see (xiii)).
- b) Design to a high standard – see (ii) above- the development is considered to be of high quality.
- c) Density requirements – Density of development set by previous planning approvals.
- d) Create new and improve existing pedestrian and cycle route linkages – Achieved via S106 requirements/outline conditions and revised plans showing cycle/pedestrian provisions.
- e) Incorporate comprehensive ecological strategy – Achieved via layout, conditions and S106 Agreement.
- f) Electric Vehicle charging infrastructure – Secured by outline planning condition 22.
- g) Meet Nationally described space standards – mainly achieved – being checked in two unit types
- h) Provide outdoor private and/or communal amenity space for all residential units – achieved
- i) Achieve a reduction in CO2 emissions - The submitted information confirms that a 15% improvement in fabric efficiency over Part L or a reduction in carbon emissions by at least 5% over Part L (as opposed to the 19% Dwelling Emission Rate). This is being checked with the development team.
- j) Provide drainage strategy incorporating SuDS – achieved
- k) Provide for sustainable management and maintenance of ‘common parts’ through legal agreement – provided for via S106 Agreement.
- l) Provide 30% Affordable Housing – Achieved

- m) Deliver 30% homes to meet Part M4(2) of Building Regs - The proposed development does not provide any homes designed to meet Part M4(2) or Part M4(3) dwellings. This is being explored with the Development Team.
- n) Provide range of dwelling types and sizes to meet local housing need including 35% two bed homes – A range of house types has been provided and justification of mix submitted and considered acceptable see (iii)
- o) Contribute to community officer – Achieved in S106 Agreement
- p) Provide high-quality open space, element of play and community food growing – Achieved with layout with open space, Local Area of Play and Community Orchard.
- q) Deliver 2% of homes designated to meet Part M4(3) of Building Regulations as part of affordable housing provision – This is being checked with the Development Team

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.

(xiii) Infrastructure/S106 requirements

7.91 As this is a Reserved Matters application the infrastructure requirements have generally previously been considered and assessed at the Outline Stage and the requirements secured via the associated S106 Agreement. Given the layout now proposed, alterations to Nutrient proposals and the slight reduction in the quantum of development (reduced from 72 dwellings to 70), there is a need to secure a Deed of Variation to the Original S106 Agreement. The recommendation below is therefore subject to a Deed of Variation being secured.

7.92 The original S106 Agreement secured the following matters, where there is a need to vary the agreement this is noted:

Schedule 1:

Owners covenant with the Borough Council:

Affordable Housing – Provision of 22 affordable units with a mix of 16 Affordable Rented Dwellings; and 6 Shared Ownership Dwellings or such other mix of type, tenure and numbers as may be agreed in writing with the Borough Council at its absolute discretion.

Variations required: The number of units proposed is now 70 rather than the original 72 and the application seeks to reduce the affordable provision to 21 rather than 22 units; this reflects the need to provide 30% affordable housing.

A Deed of Variation has been submitted in relation to affordable housing:

Other minor amendments requested and being considered with Housing Team.

Schedule 2

Owners (and the Borough Council and the District Council where relevant) covenant:

Residential Management Company and Residential Management Plan

Variations required: Incidental changes need to reflect changes to Ecology Mitigation and Nutrient Mitigation.

Community Orchard Management Organisation and Community Orchard Management Plan

Variations required: Anticipated changes required to reflect the removal of Native and Wildflower Shrub Area.

Provision of the SUDS

It is not anticipated that changes to S106 Agreement are required.

Schedule 3

Owners covenant with the County Council:

Travel Plan

It is not anticipated that changes to S106 Agreement are required.

Schedule 4

Owners (and the Borough Council where relevant) covenant:

SRMS Contribution

It is not anticipated that changes to S106 Agreement are required.

Schedule 5

Owners covenant with the Borough Council and the District Council:

Ecology Mitigation

Variations required: Amendments need to reflect layout changes and Ecology Mitigation.

Community Orchard

It is not anticipated that changes to S106 Agreement are required.

Open Space Land

Variations required: Anticipated changes to reflect revised layout

Nutrient Mitigation Land

Variations required: S106 needs amendment to reflect the current layout / land areas and amended nutrients budget.

Schedule 6

Owners covenant:

Commencement of Development

It is not anticipated that changes to S106 Agreement are required.

Monitoring Fee

It is not anticipated that changes to S106 Agreement are required.

Submission of Documents

It is not anticipated that changes to S106 Agreement are required.

Public Access

It is not anticipated that changes to S106 Agreement are required.

Health Contribution

It is not anticipated that changes to S106 Agreement are required.

Community Project Worker Contribution

It is not anticipated that changes to S106 Agreement are required.

Schedule 7

Owners covenant with the County Council:

Highway Works and Highways Contribution

It is not anticipated that changes to S106 Agreement are required.

Education Contribution

It is not anticipated that changes to S106 Agreement are required.

Schedule 8

Borough Council and District Council's Covenants:

It is not anticipated that changes to S106 Agreement are required.

Schedule 9

County Council's Covenants:

It is not anticipated that changes to S106 Agreement are required.

Plans

Variations required: The S106 Agreement included plans which will need to be amended to reflect the current proposals:

Plan 2 – Requires amendment

Plan 5 – Nutrient Budget Areas requires amendment

Plan 6 – SUDS features – amend to reflect latest proposals.

(xiv) Planning Conditions

7.93 The original outline planning permission reference APP/19/00007 included the imposition of a number of planning conditions. The applicant is seeking to discharge some of these conditions. In that regard, some have been submitted for discharge under the original planning application reference and some as part of this Reserved Matters application. These are listed below under their host reference number:

Submitted for consideration under APP/19/00007 Outline Application:

8. Foul & Surface Water Drainage
11. Crematorium entrance features
20. Water consumption
22. EV Charging points
23. Reserved Matters requirements
26. Construction Management Plan
27. Restrictions to construction traffic
28. Construction Environmental Management Plan
30. Piling restrictions
31. Sewer Protection

Submitted for consideration under APP/21/00678 Reserved Matters Application

5. Arboricultural Impact Assessment/Arb Method Statement/Tree Protection Plan (amended details required)
7. Soft Landscaping Scheme
8. Foul & Surface Water Drainage
10. Means of Enclosure
13. Levels
15. Roads and Footpaths
17. Archaeology assessment - Discharged
18. Archaeological Mitigation - Discharged
19. Archaeology Report - Discharged
21. Lighting
32. Dark Corridor Lighting

7.94 At the time of writing these conditions (with the exception of those noted above) remain in place and have not yet been discharged. Members will be updated in relation to any updates to this position. For the avoidance of doubt the recommendation does not at this stage include the discharge of any of the submitted conditions except for those noted above. Discharge of any outstanding conditions can in any event be dealt with by officers under delegated authority.

8 Conclusion

- 8.1 In conclusion, the residential development of the site has outline planning permission and therefore the principle of the development is established. The current application has therefore been considered in detail in relation to the reserved matters (Appearance, Landscaping, Layout and Scale).
- 8.2 The proposals represent a residential development of traditional form and appearance and at a density reflective of this interface between the urban and rural areas. The character and appearance of the development is considered acceptable.
- 8.3 The development provides a range of residential units between one and four bedrooms, the mix is considered acceptable. Affordable housing is provided in accordance with the Council's policy with 21 units (30% provision).
- 8.4 The site is relatively self contained and impacts on the nearest existing residential properties beyond the site in Harrison Way (Linden Homes development) and to the south of Bartons Road have been considered and the relationship between the proposed and existing residential units are considered acceptable. With regard to the proposed units the development has been provided with acceptable internal and external amenity space.
- 8.5 Highway impacts from the development were considered in detail at the outline stage and requirements secured in the associated S106 Agreement. The internal layout is considered acceptable and parking is provided in accordance with the Council's parking standards. Improvements to cycle and pedestrian links were also secured at outline stage and the reserved matters application provides a cycle/pedestrian route across the site frontage. Overall, the highways matters are considered to have been appropriately addressed.
- 8.6 In terms of public open space, the on site open space is slightly reduced compared to the outline consent, however, the proposals retain an open space central to the site with a local area of play, together with other incidental open space. A Community Orchard was also secured at outline stage allowing for food production and amenity.
- 8.7 In relation to drainage and flood risk, the proposals have evolved since the outline consent, however, the proposals provide for suitable drainage to the development. The site is in flood zone 1 (low flood risk).
- 8.8 Ecological impacts in terms of Nutrients and Solent Recreation Mitigation Strategy were secured at outline stage. The nutrients impacts have been re-considered as a result of changes to the nutrient budget areas. The proposal relies on off site mitigation which would be secured via a deed of variation to the original S106 Agreement. In terms of more local impacts, lighting requirements and the provision of bat boxes were secured at outline stage and the layout remains acceptable.
- 8.9 The outline application secured various ecological and other requirements on land within East Hampshire (for example Community Orchard and buffer zone to Ancient Woodland) and these would remain in place. There is a current application for residential development under consideration by East Hampshire, the layout submitted retains these features and its submission does not prejudice the outcome of this reserved matters application for a previously committed site.

- 8.10 The relationship of the development with the Crematorium has been considered in detail at both the outline and reserved matters stages. The residential element is set well off the Crematorium and the Community Orchard would provide an attractive setting to the Crematorium. Landscaping is proposed to the site close to the access road and the layout has been amended during the course of the consideration of the development to soften the relationship between the built form and the access road. It is noted that no objection to the proposal has been raised by the Co-Op and it is understood that there has been liaison between the development team and the Co-Op.
- 8.11 The main site is relatively open former agricultural fields. A large oak tree within the site would be retained. There are trees to the periphery of the site which are mainly retained. The main change is to the site frontage where a small number of trees would be removed to allow for the emergency access and cycle/pedestrian route. On balance this is considered acceptable and further landscaping and planting would be secured within the site.
- 8.12 Whilst the emerging policy in the Local Plan was considered at outline stage, this has now been withdrawn. Nevertheless, the outline consent set parameters for the development and these have been reassessed at the Reserved Matters stage. Overall, the development would meet many of the emerging requirements set out at outline stage.
- 8.13 Infrastructure and S106 requirements have been assessed and secured at the outline consent stage. There has been a need to assess the reserved matters application and layout against the original S106 Agreement. As set out above this has resulted in a need for a Deed of Variation to the original S106 and the recommendation below is subject to this being secured.
- 8.14 Finally conditions are also being sought for discharge. These are being assessed and need to remain extant for further consideration. All undischarged conditions from the Outline Consent shall remain in place and will need to be discharged as required.
- 8.15 Overall the Reserved Matters Application is considered to result in an attractive residential development of much needed market and affordable housing in the Borough. Permission can therefore be recommended.

9 RECOMMENDATION:

That the Head of Planning be authorised to GRANT RESERVED MATTERS PERMISSION for application APP/21/00678 subject to:

- (A) The satisfactory completion of the S106 Deed of Variation as set out in paragraph 7.92 above to secure the necessary requirements arising from this reserved matters application (for which authority is given to the Head of Legal Services to complete the Deed of Variation);
- (B) The granting of planning permission reference 53322/005 by East Hampshire District Council;
- (C) 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).

Conditions

- 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

Documents

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

Accommodation Schedule Job No. REDR200818 Rev D (received 2nd 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.

2. The dwellings hereby approved shall not be occupied unless and until details of bin stores/storage areas for the residential units have been submitted to and approved in writing by the Local Planning Authority and provided in accordance with the approved details.

Reason: To ensure adequate waste management having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

3. Notwithstanding the submitted details for rear garden access the following security measures shall be provided prior to the first occupation of the residential units served:

- Each rear garden access gate shall be fitted with a key operated lock that operates from both sides of the access gate.
- Where rear garden access points are accessed via footpaths the footpath shall be fitted with a gate at the start of the footpath.

Reason: In the interests of security and crime prevention having due regard to policies CS8 and CS16 of the Havant Borough Local Plan and the National Planning Policy Framework.

4. Prior to the first occupation of residential units details of the boundary treatment to the central area of public open space shall be submitted to and approved in writing by the Local Planning authority. The boundary treatment shall thereafter be installed and maintained in accordance with the approved details prior to occupation of the residential units unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce opportunities for anti-social behaviour and having due regard to policies CS8 and CS16 of the Havant Borough Local Plan and the National Planning Policy Framework.

5. The drainage system shall be constructed in accordance with the Surface Water Drainage Statement ref: AMc/21/0154/6368 Rev D. Surface water discharge to the watercourse shall be limited to 12.05 l/s. Any changes to the approved documentation must be submitted to and approved in writing by Local Planning Authority in consultation with the Lead Local Flood Authority. Any revised details submitted for approval must include a technical summary highlighting any changes, updated detailed drainage drawings and detailed drainage calculations.

Reason: To ensure adequate surface water drainage provision and to mitigate flood risk having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

6. The condition of the existing watercourse, which will take surface water from the development site, shall be investigated before any connection is made. If necessary, improvement to its condition as reparation, remediation, restitution, and replacement shall be undertaken. Evidence of this investigation and any necessary improvements carried out, including photographs, shall be submitted to and approved in writing by the Local Planning Authority prior to any above ground development taking place.

Reason: To ensure adequate surface water drainage provision and to mitigate flood risk having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

7. Notwithstanding the submitted details the dwellings hereby approved shall not be occupied unless and until details of cycle parking have been submitted to and approved by the Local Planning Authority. The approved cycle parking shall be provided prior to the occupation of the relevant dwelling.

Reason: To ensure that cycle provision is provided to encourage non car based travel choices in the interests of sustainability and having due regard to policy DM13 of Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Parking SPD July 2016 (partially updated September 2019) and the National Planning Policy Framework.

8. Notwithstanding the submitted drawings, full details of an appropriate pedestrian route to the Community Orchard shall be submitted to and approved in writing by the Local Planning Authority. The approved route shall

be provided prior to the occupation of the residential units hereby approved and thereafter retained and maintained in accordance with the approved details.

Reason: To ensure public access to the Community Orchard in the interests of the amenities of residents and the wider community having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Appendices:

- Appendix A – Earlier Consultation Replies
- Appendix B – Location Plan
- Appendix C - Coloured Site Layout Drawing
- Appendix D – Net Development Layout
- Appendix E – Adoptable Road Plan
- Appendix F – Private Garden Areas
- Appendix G – Coloured Street Elevations
- Appendix H – Landscape Masterplan