

It is important to note that this matter is being represented to Planning Committee only in relation to the proposed sales area and amendment to draft conditions and that the Reserved Matters application itself already has a resolution to Grant Consent subject to A, B and C above. The following report shall therefore be restricted to the matters the subject of the amendments only.

1 Site Description

- 1.1 The site is described in detail in part 1 of the original Officer Report to Planning Committee on the 15th December 2022.

2 Planning History

- 2.1 The planning history is as set out in part 2 of the original Officer Report to Planning Committee on the 15th December 2022.
- 2.2 The Reserved Matters application has a resolution to Grant Consent subject to A, B and C as set out above.

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).

Amendments sought:

- 3.2 The applicants are seeking provision of a sales area. This would comprise of three of the proposed houses being used as show homes and a Customer Experience Suite with associated landscaping and temporary parking area.
- 3.3 The three units consist of three different house types positioned next to each other close to the site access. The Henley and Marlow House Types floor plans and elevations would remain unchanged from the house types as set out previously in the Reserved Matters application. The Oxford House Type will be used as a 'customer experience suite' which means that whilst in use for that purpose it would have a different internal layout from the previous floor plans in the Reserved Matters application. The layout on the ground floor would for example include reception, choices/sales area and meeting room (the first floor is set out for residential use). The applicants advise that following the build completion of the Reserved Matters approval, the house would be converted into the dwelling as shown on the original drawings (externally there would be no changes). The front gardens of the three houses would be amended to reflect the main Reserved Matters layout.
- 3.4 The road layout would remain unaltered from that anticipated in the Reserved Matters application. A temporary parking area is proposed for eight cars and would be used by sales staff and customers to the site. Once the show homes are no longer required and the associated parking area is not needed, this area will be completed as per the Reserved Matters layout.
- 3.5 In addition an amendment is sought to the Reserved Matters resolved conditions to avoid a duplication of the Cycle Parking requirements as set out in Conditions 7 and

10.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

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)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

- 5.1 Consultation responses were considered in the Officer Report to the Planning Committee of the 15th December 2022. In relation to the amendments now proposed, the County Highway Authority have provided a comment in relation to the Sales Area and associated parking. The following comments have been received:

County Highways

I still have no issues with the principle of what is shown, subject to a condition which requires them to revert back to the previously approved layout, as you have suggested.

Officer Comment: A condition is recommended to ensure reversion to the approved residential layout once the sales period is complete.

6 Community Involvement

- 6.1 The reserved matters 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

Representations were set out in the original Committee Report.

- 6.2 With regard to the amendments now proposed, the changes relate to dwellings within the main body of the site and would not impact directly upon any neighbouring properties. Consequently, publicity has not been required in respect of the proposed amendments (although consultation with the County Highways Authority has taken place as set out at Section 5 above).

7 Planning Considerations

- 7.1 The application has already been considered at Planning Committee of the 15th December 2022, where the following issues were considered:

Habitats Regulations Assessment & Appropriate Assessment

- (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*

- 7.2 It is not therefore necessary to re-consider matters which have already been addressed at the Planning Committee of the 15th December 2022 unless the proposed sales units and car parking proposals result in changed impacts. In this case, the changes are considered to potentially impact the following:

- (i) Impact on the character and appearance of the area
- (ii) Highways impacts, on site layout and parking

(iii) Planning Conditions

(i) Impact on the character and appearance of the area

- 7.3 The proposed sales units are plots 55, 56 and 57 which are Henley, Marlow and Oxford house types. The three buildings would have the same external appearance as the occupation phase with the exception of the external areas where a landscaped setting would be provided which at occupation stage would provide parking for two car parking spaces per unit. Internally the Henley and Marlow house types would be arranged for occupational use as show homes. The Oxford house type would be set up differently at ground floor level as a 'Customer Experience Suite'.
- 7.4 Given that the houses would have the same external appearance as the occupation stage it is not considered that their temporary use as show homes/sales area would have any significant impact on the character and appearance of the area.
- 7.5 The other element to be considered is the proposed temporary parking to serve the sales area. This would be positioned to the east of the access road in the location where units 58, 59 and 60 would eventually be located. The parking area provides for eight parking spaces. This area is set back from the crematorium access and Bartons Road and is considered to have limited and acceptable visual impact on the character and appearance of the area.

(ii) Highways impacts, on site layout and parking

- 7.6 The temporary parking provides turning on site and is considered acceptable in terms of highway impacts. The approved layout shows access to the individual units in a similar location. The County Highway Authority raise no objections to the temporary sales parking area.

(iii) Planning Conditions

- 7.7 In relation to planning conditions, it is considered appropriate to amend the draft conditions as set out at planning committee on 15th December 2023, to delete the draft condition 10 and to replace condition 10 with a new condition 10 in relation to the temporary sales units reverting to the approved residential layout including removal of the temporary parking. Finally, there is a need to add the additional sales area plans and details to condition 2.

8 Conclusion

- 8.1 The proposed sales area and associated parking are considered acceptable changes which provide a marketing provision on site. This is common to other residential developments and is considered acceptable in terms of the character of the area and highway matters.
- 8.2 The recommendation is therefore to reaffirm the resolution secured in respect of the reserved matters application at the 15th December 2022 Planning Committee, with changes to the approved plans and conditions to reflect the introduction of the sales area/units and temporary parking.
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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 of the officer report considered at the 15th December 2022 Planning Committee 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).

NB Members are advised that the changes to the previously resolved conditions are shown in bold.

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-SWXX-
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.MARO1.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
Sales Arena Layout Drawing No. 7424-SA-001 Rev F
House Type: Oxford CES G Series Elevations and Plan EG_CES2_DM.2
(Sales Unit – Customer Experience Suite)
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 Received 14.12.22

Documents

Tree Survey Report and Arboricultural Impact Assessment JSL3850_770 D 25th August 2022
Accommodation Schedule Job No. REDR200818 Rev E (received 14th 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
Covering Letter Redrow (Sales Area) dated 27th February 2023

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 **and shall thereafter be retained and maintained.**

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.
9. Prior to the commencement of development details of no dig surfacing in the vicinity of trees to be retained shall be submitted to and approved in writing by the local planning authority. In addition a site meeting shall take place with the Council's Arboricultural Officer to agree the position and design of the protective tree fencing prior to the commencement of the development. The development shall thereafter be carried out in accordance with the no dig surfacing and with the protective fencing in place.
Reason: To ensure the retention of important trees in the interests of the character of the area and the amenities of the development having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
10. **The 'Sales Arena Layout' as shown on Drawing No. 7424-SA-001 Rev F shall at the end of the sales period revert to the approved layout for the residential scheme including in relation to parking, landscaping and layout.**
Reason: In the interests of amenity and the character of the residential site and to ensure appropriate residential parking having due regard to policies CS16 and DM13 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
11. The shared use path works shown on the site layout plan CSL.02 Rev G and on the levels plan 6383-MJA-SW-XX-DR-C-802 Rev 12 along the Bartons Road frontage shall be implemented prior to occupation of development. Note: The delivery of the shared use path works will require 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 having due regard to policies CS20 and DM11 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
12. Prior to commencement of development plans detailing the extent of highway adoption throughout the site to the site boundary shall be submitted to and approved in writing by the Local Planning Authority in consultation with the

Highway Authority.

Reason: To ensure the roads and footways due for adoption can be constructed to adoptable standards and to ensure possible future connectivity to land to the north having due regard to policies CS16, CS20 and DM6 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Appendices:

Appendix A – Location Plan

Appendix B – Coloured Site Layout

Appendix C – Proposed Sales Area

Appendix D – Site Layout with resolution for Approval

Appendix E - Oxford House Type Customer Experience Suite

Appendix F – Previously agreed draft Conditions