

Update report re APP/21/01451 – Southleigh Park House, Eastleigh Road, Havant, PO9 2PE

Reserved Matters application for the scale and appearance of the development, the landscaping of the site and the layout of buildings pursuant to Planning Permission ref. APP/17/00863 (B) (Outline Application (All Matters Reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works).

Report Updates

(A) Consultation responses

Community Infrastructure Levy

As explained in the Committee Report at Paragraph 7.117, the CIL rates figures change annually. The liability amount referenced in the Officer's Report was based on the 2023 rates. The CIL liability based on 2024 rates would be £331,331.21.

Hampshire Highways requirement for further information

- Details of drainage strategy and design - since publishing the Committee Report, Hampshire Highways have confirmed that, in light of the HCC Lead Local Flood Authority agreeing the submitted drainage detail, there is no longer a requirement to consult with Hampshire Highways on this matter.
- Details of soft and hard landscaping - since publishing the Committee Report, Hampshire Highways have confirmed that, in light of Condition 24 on the Outline Permission which secures this detail, there is no longer a requirement to include this request in the proposed condition. However, Hampshire Highways wishes to be consulted on the discharge of Condition 24.

In light of this, recommended Condition 4 is amended to reflect the above. A list of all recommended conditions, as amended, is appended to this Update Report.

Council Ecologist

Since publishing the Committee Report, final comments from the Council's Ecologist have been received stating that the revised Ecological Report is a largely unchanged document and contains full details of all ecological surveys, assessment, mitigation, compensation and enhancement. The Ecologist confirms that this document accords with the previously agreed amendments regarding bat species and has no further comments to make.

(B) Changes to conditions (Condition 8)

Since publishing the Committee Report, the applicant has submitted revised floor and elevation plans for the dwelling on Plot 25. The submitted plans are considered acceptable and therefore the above condition is no longer required. A list of all recommended conditions, as amended, is appended to this Update Report.

(C) Response to questions from Site Viewing Working Party

At the meeting of the Site Viewing Working Party held on 4 January 2024 it was resolved that the following information be provided to the Planning Committee:

- (i) *A link to the previously conducted tree survey.*
- (ii) *A tabulated explanation of the total number of trees in the A, B and C class with detail of how many of those are being retained.*

In response to request (i), a hard copy of the tree survey/tree removal plan has been posted to all members of the Planning Committee. This has been also published online as a Supplementary Paper.

In response to request (ii), the below table has been provided to the members of the Planning Committee. It has also been published online as a Supplementary Paper. The table shows the total number of trees within the application site, the number of trees in each tree Category as well as the number of trees which are proposed for removal and retention in order to deliver the proposals under consideration (Reserved Matters Application).

| Category | Total number | To be removed | To be retained |
|----------------|--------------|---------------|----------------|
| A+ | 20 | 0 | 20 |
| A | 0 | 0 | 0 |
| B+ | 36 | 1 | 35 |
| B | 20 | 8 | 12 |
| C | 204 | 76 | 128 |
| Unclassified | 1 | 0 | 1 |
| All categories | 281 | 85 | 196 |
| | | | |

The table shows that only one Category B+ tree is proposed for removal in order to deliver the proposed Reserved Matters development.

Members are advised that two further B+ trees have previously been agreed to be removed in order to provide vehicular access onto the site which has been approved under the Outline Planning Permission APP/17/00863 and therefore does not form a part of this Reserved Matters Application.

Appendix

A full list of updated planning conditions:

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

BARG230130_CSL.01_H Coloured Site Layout
BARG230130_ERPTCL.01_E Existing and Proposed Tree Comparison Layout
BARG230130_SL.01_F Site Layout
Barrell plan ref 20122-10 Tree Removals Plans
6281-MJA-SW-XX-DR-C-001-PL8 Engineering Layout (Sheet 1 of 2)
6281-MJA-SW-XX-DR-C-002-PL8 Engineering Layout (Sheet 2 of 2)
6281-MJA-SW-XX-DR-C-003-PL5 Drainage Strategy Layout
6281-MJA-SW-XX-DR-C-004-PL5 Exceedance Flow Routes

6281-MJA-SW-XX-DR-C-010-PL7 Service Margin Layout (Sheet 1 of 2)
 6281-MJA-SW-XX-DR-C-011-PL7 Service Margin Layout (Sheet 2 of 2)
 6281-MJA-SW-XX-DR-C-090-PL7 Refuse Vehicle Tracking (Sheet 1 of 2)
 6281-MJA-SW-XX-DR-C-091-PL7 Refuse Vehicle Tracking (Sheet 2 of 2)
 6281-MJA-SW-XX-DR-C-092-PL7 Fire Tender Tracking (Sheet 1 of 2)
 6281-MJA-SW-XX-DR-C-093-PL7 Fire Tender Tracking (Sheet 2 of 2)
 6281-MJA-SW-XX-DR-C-094-PL7 Suv Car Tracking (Sheet 1 of 2)
 6281-MJA-SW-XX-DR-C-095-PL7 Suv Car Tracking (Sheet 2 of 2)
 6281-MJA-SW-XX-DR-C-096-PL7 Visibility And Road Dimensions
 6281-MJA-SW-XX-DR-C-101-PL2 Road 1 Cross Sections
 6281-MJA-SW-XX-DR-C-104-PL2 Road 9 Cross Sections
 6281-MJA-SW-XX-DR-C-400-PL6 Surfacing Layout
 BARG230130_BML.01_G Boundary Materials Layout
 BARG230130_DML.01_F Dwelling Materials Layout
 BARG230130_PSL.01_H Parking Strategy Layout
 BARG230130_RSL.01_F Refuse Strategy Layout
 6281-MJA-SW-XX-DR-C-100-PL1 Road 1 Longitudinal Section
 BARG230130_ESS.01.PE_A Electric Sub Station Floor Plans and Elevations
 BARG230130_CSE.01_B Coloured Street Elevations
 BARG230130_CRL.01_B Cycle Route Layout
 BARG230130_GAR.01.PE_A Double Garage Floor Plans and Elevations
 BARG230130_GAR.01.PE_A Timber Shed Floor Plans and Elevations
 BARG230130_HT.2B.1(2BLK).E_A House Type 2b.1 (2-Block) Elevations
 BARG230130_HT.2B.1(2BLK).P_A House Type 2b.1 (2-Block) Floor Plans
 BARG230130_HT.3B.1-1(2BLK).E_A House Type 3b.1 (2 Block) Elevations Option 1
 BARG230130_HT.3B.1-1(2BLK).P_A House Type 3b.1(2 Block) Floor Plans Option 1
 BARG230130_HT.3B.1-1.E_A House Type 3b.1 Elevations Option 1
 BARG230130_HT.3B.1-1.P_A House Type 3b.1 (2 Block) Floor Plans Option 2
 BARG230130_HT.3B.1-1.P_A House Type 3b.1 Floor Plans Option 1
 BARG230130_HT.3B.1-2.P_A House Type 3b.1 (2 Block) Floor Plans Option 2
 BARG230130_HT.4B.1-1.E_A House Type 4b.1 Elevations Option 1
 BARG230130_HT.4B.1-1.P_A House Type 4b.1 Floor Plans Option 1
 BARG230130_HT.4B.1-2.E_A House Type 4b.1 Elevations Option 2
 BARG230130_HT.4B.1-2.P_A House Type 4b.1 House Plans Option 2
 BARG230130_HT.4B.2.E_A House Type 4b.2 Elevations
 BARG230130_HT.4B.2.P_A House Type 4b.2 Floor Plans
 BARG230130_HT.4B.3.E_A House Type 4b.3 Elevations
 BARG230130_HT.4B.3.P_A House Type 4b.3 Floor Plans
 BARG230130_HT.4B.4.E_B House Type 4b.4 Elevations
 BARG230130_HT.4B.4.P_B House Type 4b.4 Floor Plans
 BARG230130_HT.4B.5-1.E_A. House Type 4b.5 Elevations Option 1
 BARG230130_HT.4B.5-1.P_A. House Type 4b.5 Floor Plans Option 1
 BARG230130_HT.4B.5-2.E_A House Type 4b.5 Elevations Option 2
 BARG230130_HT.4B.5-2.P_A House Type 4b.5 Floor Plans Option 2
 BARG230130_P.1.E_A Plot 1 Elevations
 BARG230130_P.1.E_A Plot 1 Floor Plans
 BARG230130_P.13-14.E_A Plots 4-5 Elevations
 BARG230130_P.13-14.P_A Plots 13-14 Elevations
 BARG230130_P.13-14.P_A Plots 13-14 Floor Plans
 BARG230130_P.13-14.P_A Plots 4-5 Floor Plans
 BARG230130_P.16-20.E1_A Plots 16-20 Elevations Sheet 1 of 2
 BARG230130_P.16-20.E2_A Plots 16-20 Elevations Sheet 2 of 2
 BARG230130_P.16-20.P_A Plots 16-20 Floor Plans
 BARG230130_P.21.E_A Plot 21 Elevations
 BARG230130_P.21.P_A Plot 21 Floor Plans

BARG230130_P.28.E_A Plot 28 Elevations
 BARG230130_P.28.P_A Plot 28 Floor Plans
 BARG230130_P.30-31.E_A Plots 30-31 Elevations
 BARG230130_P.30-31.P_A Plots 30-31 Floor Plans
 BARG230130_P.32-34.E_A Plots 32-34 Elevations
 BARG230130_P.32-34.P_A Plots 32-34 Floor Plans
 BARG230130_P.40-41.3_A Plots 40-41 Elevations
 BARG230130_P.40-41.P_A Plots 40-41 Floor Plans
 BARG230130_SE.01_B Street Elevations
 BARG230130_SS.01_B Site Sections As Existing/As Proposed
 BBARG230130_HT.2BFOG.E_A House Type 2b Fog Elevations
 BBARG230130_HT.2BFOG.P_A House Type 2b Fog Floor Plans
 Transport Statement by Paul Basham Associates Ltd (September 2023)
 Design Code BARG230130 DC-01 P2
 Ecological Impact Assessment Final Document (Revision 2) by Ecosa (Dec, 2023)
 Arboricultural Impact Appraisal and Method Statement by Barrell Tree Consultancy
 (ref. 20122-AIA-041223-JB, December 2023).
 Noise Impact Assessment by 24 Acoustics, ref. R9060-1 Rev 5 (Nov, 2023)
Reason: - To ensure provision of a satisfactory development.

2. No development shall take place until the Council has received evidence that the required nutrient mitigation capacity has been purchased to the development pursuant to the allocation agreement dated *[to be inserted once agreement received] between (1) xyz (2) xyz (3) [developer]*.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. 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. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. In compliance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017, the local planning authority has a duty to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council has also had regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

3. Notwithstanding the submitted details, no development on site shall commence until details of a supervision programme for works to be undertaken close to or impacting on trees has been submitted to and approved by Local Planning Authority in writing. Development shall be carried out in accordance with the approved plans.

Reason: To ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework (2023).

4. Notwithstanding the details submitted, no development shall take place on site until the following detail has been submitted to and approved in writing by the Local Planning Authority:

- a) the provision of a levels difference between the margin and the road, outside of the front door of Plot 29;
- b) measures to prevent a parking of cars to the south and east of plot 1 and to the east of plot 2;
- c) the widening of the footway link to a minimum of 2.5m from Plots 39-41 to connect to the proposed secondary cycle route;

- d) details of surfacing materials (including the margin strip within the parking court serving Plots 22-27);
- e) details of wayfinding facilities;
- f) details of site levels;
- g) details of the crossing locations throughout the development including cycle access points.
- h) details of how the Golpla gravel material will be retained so as not to enter the highway.

Reason: In the interests of highway safety in accordance with Policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework (2023).

5. The development hereby permitted shall not be occupied until:
- (a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; and
 - (b) All measures necessary to meet the approved water efficiency calculation have been installed.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. 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. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. In compliance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017, the local planning authority has a duty to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council has also had regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

6. Development shall be undertaken in line with the recommendations and procedures contained in the Ecological Impact Assessment Final Document (Revision 2) by Ecosa (December, 2023) and the Arboricultural impact appraisal and method statement by Barrell Tree Consultancy (ref. 20122-AIA-041223-JB, December 2023).

Reason: To protect and enhance biodiversity features on site and to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework (2023).

7. No development above slab level shall take place until a scheme of sensitive lighting (during the operational life of the development), designed to minimise impacts on wildlife, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved lighting scheme shall be implemented in accordance with the approved details.

Reason: To protect biodiversity on site in accordance with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework (2023).

8. At all times following occupation of the development hereby approved, all measures for water usage within the submitted nutrient budget shall be maintained in the development in perpetuity.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. 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. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. In compliance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017, the local planning authority has a duty to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council has also had regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

9. The development shall permit the public to pass and repass over the internal road network for the purposes of access to and egress from the development in perpetuity and shall thereafter be retained and maintained for the lifetime of the development.
Reason: In the interests of highway safety and to safeguard the amenities of the locality in accordance with Policy CS20 and Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework (2023).
10. Notwithstanding the details submitted, no development above ground slab level shall occur until details of an opportunity for an alternative cycle route provision running to the west of Plots 31-23 have been submitted to the Local Planning Authority, and the Local Planning Authority have confirmed whether that route is to be implemented. Development shall be carried out in accordance with the approved plans.
Reason: In the interests of highway safety and to promote safe and convenient cycling within the application site in accordance with Policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework (2023).
11. The development shall not be brought into use until all junction visibility splays and forward visibility splays as indicated on the approved plans in which there should be no obstruction to visibility exceeding 0.6 metres in height above the adjacent carriageway channel line have been completed. Such visibility splays shall thereafter be retained for the lifetime of the development.
Reason: To provide and maintain adequate visibility in the interests of highway safety in accordance with Policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework (2023).
12. No development above slab level shall take place until details of the acoustic barriers shown in the Noise Impact Assessment by 24 Acoustics, ref. R9060-1 Rev 5 (November 2023) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and the acoustic barriers shall be retained in perpetuity.
Reason: To secure quality residential environment, in terms of noise levels in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM18 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework (2023).
13. No development above slab level shall take place until full construction details of the proposed development, including glazing and ventilation strategies, have been submitted to and approved in writing by the Local Planning Authority. The approved details shall show that the noise levels within all habitable rooms shall comply with the recommendations of BS8233:2014 'Guidance on Sound Insulation and Noise Reduction for Buildings' as follows:

- a) Internal daytime noise levels shall not exceed 35 dB LAeq, 16 hour in living rooms
- b) Internal night-time noise levels shall not exceed 30 dB LAeq, 8 hour in bedrooms
- c) Internal night-time noise levels shall not exceed 45 dB LAMax more than 10 times a night in bedrooms
- d) External daytime noise levels shall not exceed 55dB LAeq, 16 hour in external amenity areas.

The development shall be carried out in accordance with the approved details.

Reason: To secure quality residential environment, in terms of internal noise levels in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM18 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework (2023).

14. No dwelling shall be occupied until a post completion noise survey has been undertaken by a suitably qualified acoustic consultant, and a report submitted to and approved in writing by the local planning authority. The post completion testing shall determine compliance with the noise impact assessment as provided 24 Acoustics, ref. R9060-1 Rev 5 (Nov, 2023). A method statement should be submitted to and approved by the local planning authority prior to the survey being undertaken. Such survey should be achieved using at least 3 sample dwellings, being one nearest the intersection of Bartons Road & Horndean Road, one nearest the Horndean Road boundary midway down this boundary, and lastly one near bottom of this boundary. The post completion testing shall assess performance of the noise mitigation measures against the noise levels as set in condition 13 (above).

Reason: To secure quality residential environment, in terms of internal noise levels in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM18 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework (2023).

15. No development above slab level shall take place until an overheating assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken in accordance with CIBSE TM59 (2017) and shall demonstrate that indoor temperatures will be acceptable in the absence of open windows. Any scheme/s or measures to mitigate overheating should be included with the Acoustic Design Statement or in the approved plans for the development. The development shall be carried out in accordance with the approved details.

Reason: To secure quality residential environment and to avoid overheating of indoor areas in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework (2023).