
Site Address: Berewood Phase 2 Development Site, London Road,
Purbrook, Waterlooville

Proposal: Reserved Matters Application for 246 residential dwellings, phase 2 of the Berewood development within the West of Waterlooville MDA development (to meet the requirements of Condition 6, together with discharge of conditions 3 (Compliance with outline documents), 4 (Compliance with Design Code), 11 (noise mitigation) and 16 (Construction Management Plan), of Outline permissions for HBC APP/10/00828 and WCC 10/02862/OUT).

Application No: APP/14/00032 (HBC) Expiry Date: 28/04/2014 (HBC)
14/00068/REM (WCC)

Applicant: Redrow Homes Southern
Counties

Agent: Tetlow King Ltd Case Officers: Sally Smith(HBC)
HBC Jill Lee (WCC)

Ward: Stakes

Parish: Southwick and Widley

Recommendation: **GRANT APPROVAL OF RESERVED MATTERS AND DISCHARGE CONDITIONS 3 (Compliance with outline documents), 4 (Compliance with Design Code), 11 (noise mitigation) and 16 (Construction Management Plan),**

Introduction

This report relates to development within the southern section of the West of Waterlooville Major Development Area (MDA). It refers to a reserved matter application in respect of the outline permission for the Grainger (Berewood) part of the MDA. The development is split between Winchester City Council's and Havant Borough Council's areas. In such a situation, legislation requires that the applicant must submit a separate application to each Local Planning Authority, in respect of the part of the site which falls within the relevant administrative area. The applicant has done this and the applications show the whole development site rather than the land within the relevant Council area. However, each Council can only determine the application in so far as it falls within its own area. Both Councils have delegated their decision making powers to the Joint Committee which is therefore authorised to make the appropriate decisions. For simplicity, this report refers to 'the application' in the singular, but this should be read as a reference to the two separate applications.

1 Site Description

- 1.1 The site is located to the west of London Road and to the north of Purbrook Gardens, Waterlooville. The eastern side is defined by the London Road and the north by the new access at Milk Lane. To the west the site faces a landscape buffer and Newlands Row Copse and to the south the site borders the boundaries with the Purbrook Gardens properties and a gas valve compound. The southern element of the site lies between the rear of Purbrook Gardens dwellings and the main spine road for the development which abuts the gas valve compound. The majority of the site lies within the administrative area of Havant Borough Council, whilst the area to the west of Purbrook Gardens is within the area of Winchester City Council.
- 1.2 The site comprises the whole residential second phase of the Grainger part of the MDA. It is currently an open space that contains no existing hedgerows or trees and has a

gentle fall overall from east to west. It has been subject to the implementation of the Infrastructure for the second phase. As a result of those works the following have been undertaken to serve this phase:

The access off London Road at Milk Lane
The central spine road and elliptical open space
The swales and street trees to the central spine road
The landscape buffer and SUDs drainage including 3 ponds adjacent to London Road
The landscape buffer and SUDs drainage adjacent to Newlands Row Copse
The introduction of primary footpath and cycle routes along the spine road and to the eastern, western and southern sides of the site.

Plans of the extent of the MDA, the application site and the Infrastructure works are included in the Appendices.

2 Planning History

- 2.1 The outline permission for the site is **10/02862/OUT** for Winchester and **APP/10/00828** for Havant. The approved outline permission was for:

Outline application for the development of approx 2550 no dwellings including the construction of a new access from Ladybridge Roundabout, Milk Lane and completion of Maurepas Way access, a local centre comprising retail, community building, land for healthcare, land for elderly care, public house, land for 2 primary schools, land for a nursery, land for employment uses, associated amenity space along with substantial green infrastructure, SUDS, land for allotments, main pumping station, land for cemetery, restoration of River Wallington together with landscape structure planting.

The same permission also approved the detail for 194 dwellings on Phase 1, to the west of the ASDA roundabout on Maurepas Way which are currently under construction. There is a S106 agreement that covers financial contributions and works for various infrastructure matters; the timing of the payments and works being tied to numbers of units completed over the entire Grainger part of the MDA.

- 2.2 The context for this current application is provided by the documents that were included in the application the primary ones being:

The Design and Access Statement
The Masterplan Design Document
The Planning Statement
The Environmental Statement and Appendices
The Sustainability and Energy Statements

- 2.3 The Masterplan Design Document included an Illustrative Masterplan and a number of Parameter plans to set the context for the whole outline area. Those parameters are detailed below together with the main requirements for the application area:

Land use: Area prescribed for residential use.

Heights: The majority of the site to be up to 9m (2.5 storeys) but with the northwest corner up to 12m (3 storeys)

Density: Medium density of between 29 - 36 dph.

Movement: The central spine road, approved as part of the Infrastructure divides the site north to south. A primary cycleway with footpath to abut the south and western boundaries. These too are approved as part of the Infrastructure.

Open space: The SUDs and open spaces approved under the Infrastructure lie outside the housing parcels. The Town Park area lies to the north of Milk Lane.

Landscape: The main open space requirements lie outside the housing parcels

- 2.4 Subsequent to the approval of the outline permission, both Authorities approved a Design Code under **APP/12/01297** for Havant and **10/02862/OUT** for Winchester for Berewood, in December 2012. The Code deals with the structure, use and form of development for a number of identity areas which are the Market Town, Garden Suburb, The Hamlets, Employment hub and the Countryside and River Wallington Corridor. The Phase 2 area lies within the Garden Suburb identity area. The Codes for the Garden Suburb address the following:

Scale and structure
Land use
Materials and detailing
Roofs and eaves
Fenestration
Soft landscape
Hard landscape
Parking

There are also Development Wide codes for the whole of the Grainger area that address Street Hierarchy and design and utilities.

- 2.5 Other applications submitted since the approval of the outline and of relevance are:

10/02862/OUT (WCC) and APP/12/01322(HBC) - Discharge of Conditions Application for Infrastructure for Phase 2 - Approved

14/00092/REM (WCC) and APP/14/00061 (HBC) - Reserved Matters Application for landscaping of Phase A of the Town Park – Current and included on the agenda for determination by the Joint Committee

3 Proposal

- 3.1 The proposal is for 246 dwellings together with associated access roads, car parking and landscaping for the whole of the Phase 2 residential areas. The application is to meet the reserved matter conditions of 6(i) namely:
- (a) The layout, siting and scale of all buildings and structures
 - (b) The design and external appearance of all buildings
 - (c) The details of the means of access and
 - (d) Landscaping.

In addition the application seeks to discharge the other matters of 6(ii) that are relevant to the development namely:

- (a) The layout of the development
- (b) The finished levels
- (c) Access facilities for the disabled
- (d) Drainage details
- (f) Ecological mitigation measures
- (h) Means of enclosure
- (i) Hard surfacing
- (j) Parking, turning, loading and unloading of vehicles and cycle parking.
- (k) Provision for storage and removal of refuse.
- (l) Provision for street lighting
- (m) Provision for external lighting
- (n) Chimneys, flues and vents.

Other conditions to be discharged are:

- (3) Compliance with primary outline documents
- (4) Compliance with Design Code
- (11) Submission of a Construction Environmental Management Plan (CEMP)
- (16) Noise mitigation for dwellings facing London Road.

3.2 The dwellings provide a mix of 1, 2, 3 and 4 bedroomed dwellings. A summary of the scheme is provided below:

Site layout:

- A garden suburb approach has been adopted that includes front gardens for a number of the units especially those that front the main street.
- The layout is formed with a perimeter block structure with the dwellings on the edge of the development all facing outwards. The blocks are positioned so that connections allow for permeability from east to west through the site.
- Order and symmetry is introduced into the positioning of the house types within each street.
- A key landmark building has been introduced at the north of the site to provide a focal point when approaching from London Road at the Milk lane Junction
- Flats A at the North West corner of the site have an increased height of 3 storeys rising to 4 storeys on the corner
- Flats are provided at the North West corner and at the southern side of the site opposite the gas valve compound

Density: Based on an area that includes the infrastructure of the central spine road and eastern SUDs the average density is 31 dph.

Scale: The dwellings are primarily two storeys with some dwellings two and a half storeys. The flats in block A at the north side of the site are primarily 3 storeys with a semi basement flat, to accommodate a fall in levels on the corner, resulting in 4 storeys on the corner of the block.

Housing Mix: Of the total dwellings 148 are private and 98 (40%) are affordable. The affordable units are equally divided between affordable rent, social rent, shared ownership and Grainger lets (discounted market rent). The affordable units are provided within the flatted blocks and within dwellings primarily to the south and eastern sides of the site.

With respect to the mix of the total units the proposal has

- 1 bed units = 16
- 2 bed units = 54
- 3 bed units = 86
- 4 bed units = 90

- flats = 41
- terraced units = 58
- semi-detached units = 58
- detached units = 89

Movement: The primary spine road, which has already been built, runs north to south through the Phase 2 site and was approved under the Infrastructure permission. Secondary access roads that provide east to west links lead off the primary street and are provided with a footway on one side only. Private drives are accessed off the secondary streets adjacent to the edge of the development.

Parking: The total number of spaces is 569 of which 108 are in garages and 461 are spaces. The standard is:
1 bed units = 1 space

2 bed unit (in flats) = 1.3 spaces (shared communal use)
3 bed unit = 2 spaces
4+ bed unit = 3 spaces

Parking is to be provided predominantly on-plot but for those dwellings fronting the shared surface squares or streets, parking is provided on the frontage. Parking for flats is provided in rear courtyards.

All dwellings are to be provided with cycle storage.

Refuse: Internal or enclosed bin areas are provided for the flats; for the houses provision is made for the storage of bins within rear gardens and all have access to bin collection points.

Sustainability: The development will comply with the Sustainability Statement and Energy Statement that formed part of the outline approval. The outline requirements of 10% carbon reduction on site, via renewable energy, and the achievement of level 3 for private housing and level 4 for affordable housing in respect of the Code for Sustainable homes will be achieved by this scheme.

Design: The design of the development has an Arts and Crafts appearance associated with a garden suburb. The emphasis has been on designing suitable street scenes. Each street incorporates a variety of house types but the elevations have been unified to include similar features emphasising key vertical architectural elements in each street such as gables, bays and entrances against a horizontal eaves line. The eaves are emphasised by using deep overhanging eaves with an open rafter detail stained in black with black rainwater gutter. Materials proposed are stock facing bricks, render and clay tile hanging with timber windows and doors. Roofing materials are to be natural slate and plain clay tiles. The slates are proposed to be utilised on the southern area of the development, primarily on the 3 flatted blocks and also on the flatted block in the north western corner of the site, and the darker clay tile on the perimeter dwellings. Specific features of different street scenes are set out below.

Town Park Frontage: This frontage has to accommodate a change in level of 5.5m from east to west. It has been designed to be framed at each end with a tower feature whilst the frontages between them include vertical tile hung gables.

Frontages to the Central Green on the central spine road: These frontages comprise a group of detached and semi-detached dwellings arranged symmetrically either side of a central access lane. Gables and vertical bays are finished in render and recessive parts of units with these features finished in a darker colour. On the east side of the spine road the units have a unified brick ground floor and rendered upper floor.

Frontage to Woodland to west: A similar approach to that taken to the frontages of the Central Green is proposed.

London Road frontage: A simpler two storey dwelling design is proposed for this frontage comprising primarily terraced and semi-detached units.

Inner Courts and Minor Lanes: Terraced rows of cottages are proposed in these locations. Simple facades are shown with a horizontal emphasis with gabled elements.

South Square: The building facades around the square are a uniform design and their character is intended to reflect that of traditional almshouses with associated cottages. Regularly spaced vertical windows are proposed either side of a central entrance to the flats. They are finished entirely in brick with tile hung gables.

The design of the buildings include specific details which relate to the Arts and Crafts movement such as; open cut rafters, roughcast white render rounded into window reveals, tile crease effect cills, render 'bellacast' bead above heads of windows, and at the junction of first floor render, and ground floor brickwork, cast stone cills for some buildings, deep window reveals, tile hung gable ends, wany edged boarding above door canopies, and timber windows.

All units have been designed to be Lifetime Homes compliant and the key principles of Secured by Design have been followed.

Landscaping: The landscaping scheme provides a hierarchy of trees considered suitable to their setting and to provide a tree lined appearance to the primary and secondary streets. Rear garden trees are proposed where there is adequate space. Front gardens are proposed to be enclosed with low hedging which, for many units, will be fronted by estate type railing. Walls are proposed to enclose corner or side gardens and close boarded fencing is proposed for rear boundaries between gardens.

With respect to hard surfacing adoptable roads will be primarily tarmac with sections of permeable tegula blocks, where frontage parking is proposed, and limestone grey coloured tarmac is proposed for some hammerhead areas. The east to west footpath links are to be paved whilst private drive areas are proposed as buff coloured tarmac. Some of the frontage parking is proposed in contrasting permeable tegula blocks.

Lighting: The street lighting proposed is a black lamp column with glazed pendant fitting and, in sensitive areas, light baffles are proposed. Black coach lantern lamps are proposed for the front and rear entrances of each house.

Ecological Mitigation: The site contains no special habitats or species but mitigation is proposed to protect off site areas from the construction process. This is contained in a Protected Species Mitigation Advice Note submitted to accompany the application and discharge condition 6(ii)(f).

3.3 With respect to other conditions proposed to be discharged:

Condition 3: A statement is submitted stating substantial compliance with the required documents and statements of justification are included in the Design and Access Statement. Reference is also made to the Phased Area Strategy.

Condition 4: Compliance with the Design Code is addressed by the inclusion of a statement of compliance in the Design and Access statement and its Addendum. Where exceptions are proposed statements of justification are provided.

Condition 11: A Construction Management Plan (CEMP) has been submitted.

Condition 16: For the houses on the London Road frontage a higher specification glazing unit is proposed to address the low frequency noises associated with traffic travelling along the highway. All glazing to habitable rooms will also incorporate 'system 3' ventilation to accord with Building Regulations (part F).

4 Policy Considerations

The policies listed are of relevance to the whole MDA.

National Policies

National Planning Policy Framework 2012 in particular Chapter 4 promoting sustainable

transport, Chapter 6 delivering a wide choice of high quality homes, Chapter 7 requiring good design, Chapter 11 conserving and enhancing the natural environment.

Winchester District Local Plan 2006 Review Saved Policies.

DP.3 - General Design Criteria

DP.4 - Landscape and the Built Environment

DP.5 - Design of Amenity Open Space

DP.10 - Pollution Generating Development

DP.11 - Unneighbourly Uses

DP.13 - Contaminated Land

CE.17 - Re-use of non-residential buildings in the countryside

HE.1 - Important Archaeological sites

HE.2 - Archaeological Assessments

HE14 - Alterations to Historic Buildings

HE17 - Re – use and conversion of rural and industrial buildings.

T.2 - Development Access

T.3 - Development Layout

T.4 - Parking standards

Winchester District Local Plan Part 1 – Joint Core Strategy Adopted March 2013.

DS1 Development Strategy and Principles

SH2 Strategic Housing Allocation – West of Waterlooville

CP1 Housing Provision

CP2 Housing Provision and Mix

CP3 Affordable Housing Provision on Market Led Sites

CP7 Open Space, Sport and Recreation

CP10 Transport

CP11 Sustainable Low and Zero Carbon Built Development

CP13 High Quality Design

CP14 The Effective Use of Land

CP15 Green Infrastructure

CP16 Biodiversity

CP21 Infrastructure and Community Benefit

Havant Borough Local Plan (Core Strategy) Adopted 1 March 2011

CS1 Health and Wellbeing

CS2 Employment

CS3 Skills and Employability

CS4 Town, District and Local Centres

CS6 Regeneration of the Borough

CS7 Community Support and Inclusion

CS8 Community Safety

CS9 Housing

CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

CS12 Chichester Harbour Area of Outstanding Natural Beauty (AONB)

CS13 Green Infrastructure

CS14 Efficient Use of Resources

CS15 Flood and Erosion Risk

CS16 High Quality Design

CS17 Concentration and Distribution of Development within the Urban Areas

CS18 Strategic Site Delivery
CS19 Effective Provision of Infrastructure
CS20 Transport and Access Strategy
CS21 Developer Requirements
DM1 Recreation and Open Space
DM2 Protection of Existing Community Facilities and Shops
DM3 Protection of Existing Employment and Tourism Sites
DM5 Control of Class A3, A4 and A5 Food, Drink and Entertainment Uses
DM6 Coordination of Development
DM7 Elderly and Specialist Housing Provision
DM8 Conservation, Protection and Enhancement of Existing Natural Features
DM9 Development in the Coastal Zone
DM10 Pollution
DM11 Planning for More Sustainable Travel
DM12 Mitigating the Impacts of Travel
DM13 Car and Cycle Parking on Residential Development
DM14 Car and Cycle Parking on Development (excluding residential)
DM15 Safeguarding Transport Infrastructure
DM16 Freight Transport

Saved Policies of the Havant Borough District Wide Local Plan 1996 – 2011 forming part of the Havant Borough Council Local Development Framework to Operate Simultaneously with Adopted Core Strategy Policies.

R12 Waterlooville Leisure Centre Development
R16 New Open space
R17 Playing Space Related to New Housing Development

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Havant Borough Council

Building Control, (Fire Access Consultation)

Access problems for fire access to the northern units on the drive north of unit 229.
Officer comment: Alternative access for firefighting personnel can be achieved via the footpath linking the private drive in question to Milk Lane.

Engineering/Drainage

With respect to the swales less frontage activity would have been preferable but in the evolution of the SUDs Masterplan we anticipated crossings so there is a continuous filter drain below the swale. This will be retained and the drive crossings will act as the check dams.

Environmental Health Manager, Community Group

The Screening Assessment Addendum of April 2014 is acceptable as an appropriate level of glazing is proposed to prevent an annoying hiss from traffic

Development Engineer

Concerns over the large number of double parking spaces reversing into the highway because there is no turning on site. In cases where turning cannot be provided it is suggested that a standard crossing should be used for the double spaces. A detail would be needed of the crossing.

Officer comment: Amended plans provided individual crossings and the required

detail.

Concerns with how the relationship will be implemented between the heads of cul-de-sacs and the footway down the western side. They are currently separated by a grass margin; this needs to be removed to allow public access at the head of the cul-de-sacs.

Officer comment: The grass margin has been replaced with a hedge with 2m wide pedestrian connections to the western footway.

A raised table is needed where the public right of way crosses the access to the southern cluster of units.

Officer comment: This has been provided.

Request made for reduction of hardened areas for turning in some areas and demonstration that turning can take place in the parking courts for the smaller flatted blocks.

Officer comment: These details and changes have been provided.

Housing:

I can confirm that I support the principle of development on this site as it will provide much needed affordable housing in the Waterlooville area. 39.8% (98 Units) of the 246 unit phase site has been set aside for affordable housing and I would expect the shortfall 0.2% provision to be included as an addition in a future phase. As demand for affordable housing remains high, this development will help to improve the supply. The homes will provide much needed accommodation in a popular and desirable location and will be advertised by Winchester City Council through Hampshire Home Choice. A Community Lettings Plan exists as part of the original Section 106 agreement dated 20th December 2007 and I would expect this to be referred to once the proposed properties are ready for letting.

The aim will be to create a sustainable community by providing a mix of different unit sizes and tenures and the affordable housing should be dispersed throughout the site and not concentrated in one area. I am satisfied that the proposed Affordable Housing layout, which distinguishes various affordable housing tenures, will help to achieve this outcome in the main. The lower cluster to the South of the site to the East of the gas compound has been amended to relocate four Affordable Rent homes to an alternative location, and replaced them with three market units thereby reducing the density and increasing the tenure types in this cluster; this is acceptable.

This southern area and the one to the North West corner of the site which contains Shared Ownership and Discounted Market (intermediate) Rent properties, were originally dominated by large parking courts; this issue has been addressed by the developers with an improved parking layout and the introduction of walk through areas and additional planting.

Mix

The Developer has provided the following affordable tenure and accommodation mix:

Social Rented	=	24.5%
Affordable Rented	=	25.5%
Shared Ownership	=	25.5%
Discounted Market Rent	=	24.5%

This mix broadly complies with clause 8 of the s106 Planning Obligations. Monitoring will be necessary to ensure that future phases deliver the units agreed as part of the Masterplan.

I am pleased to see that the proposed affordable housing accommodation includes provision for disabled units. The AHRMS states that a minimum of 10% of the rented units will be provided as wheelchair accessible and the developers have confirmed the 3 units as being 2 no 1b2p affordable rented and 1 no 1b2p social rented.

The proposed mix will help to satisfy housing need as identified on the Hampshire Home Choice Register. As at 21st February 2014 there were 1415 applicants requiring 1 bedroom accommodation, 721 requiring 2 bedrooms, and 257 requiring 3 bedrooms in the Havant BC area alone.

The developers have confirmed that all affordable housing will be built to Code Level 4.

The sizes of the proposed affordable dwellings generally exceeds the minimum space standards required to comply with HQI standards. However the 4 bed/6 person homes fall short of this minimum level by approximately 3sqm. The developers claim that in all other respects these homes would meet HQI standards however I am concerned that compromising on size could have detrimental effects on the future tenants. Welfare Reform changes mean that it will be impossible to under-occupy this property and it could be home to a family with at least 3 children.

In conclusion, I would support this scheme in principle in terms of the provision of affordable housing; the mix, the tenure split and the proposed locations would be acceptable.

Summary

- affordable housing provision is 39.8%
- 0.2% shortfall in provision will be provided on a future phase .
- Locations of Affordable dwellings acceptable as distributed sufficiently throughout the site.
- Both Southern and Northern cluster parking arrangements are improved by amended layout, additional planting and walk through areas.

Waste Services Manager

Carry distance to the dwellings 229 to 246 queried and the turning facilities.

Officer comment: A bin collection point has been proposed between units 227 and 228 which will be within the required distance. The turning provision has been considered acceptable by the Development Engineer, HBC.

Landscape Team

The original scheme showed discrepancies between the coloured layout and the Fabrik landscape drawings. Amended plans submitted by RPS. A native hedgerow is required along the western edge of the development in the area which is shown as amenity grass, between the houses and the footpath. The RPS plans show the additional trees that we requested from the previous Fabrik plans, however, there is one location where another tree would be beneficial - in the landscape frontage between plots 60 and 61, between two areas of Liliun martagon. (*Comment: amended plans have addressed these points*)

Planning Policy

The principle of the development has been established through the grant of outline permission and the long-term allocation of the overall MDA.

Public Spaces Development Manager

From an open spaces point of view I am happy with the proposals. There isn't any significant amount of public open space in this phase as the adjacent town park provides this and the associated facilities such as play and sport. This is in accord with all our discussions to date regarding open space, sport and play.

Urban Design

Verbal guidance provided was that the layout accorded with the Design Code

requirements for Garden suburbs and the housing types and their distribution was satisfactory. The inclusion of the permeability provided by the east - west links provide a major benefit to the scheme and the area.

Winchester City Council

Head of Historic Environment. All on site archaeological fieldwork has been completed in accordance with the Written Scheme of Investigation which involved archaeological investigation of selected areas following previous archaeological evaluation. There is no on site archaeological impediment to the proposed development commencing in this phase 2 area. However the subsequent programme of post-excavation analysis and reporting has yet to be fully completed.

Officer comment: This application does not seek to discharge condition 10 with respect to archaeology (which includes the requirement for post-excavation analysis and reporting).

Engineers Highways The Construction Environmental Management Plan addresses all issues required to discharge condition 11 and is considered acceptable.

Engineers drainage

No further comments to make on the proposals.

Sustainability

The report provides information to support the fact that the scheme will meet Code for Sustainable Homes Level 3 for market housing, 4 for affordable housing and 4 for water which is accordance with the outline permission and supporting documents.

Head of Strategic Planning

No policy objections raised but the density of 31 dph is gross density as elements of the infrastructure of the site have been included. Policy SH2 does not set a density but does set the housing requirement for the MDA as a whole at around 3,000 houses which is reflected in the outline consents and informed by density plans which show a medium density of 30 - 35 dph. If net densities result in a significantly higher figure then it is important that increased densities across the site will not be used as a means of increasing overall dwelling numbers beyond that currently consented. Concern expressed that the affordable housing on the original layout is largely in clusters at the southern end. Unless both councils accept this arrangement then the layout would not comply with policy CP3 that affordable housing should be 'indiscernible from and well integrated with market housing.'

Officer comment: The scheme provides 246 dwellings which accords with the proposed figure on the outline phasing plan for the entire site.

New Homes Delivery (Housing)

I have considered the amendments and have the following comments:

S106/ Affordable Housing Masterplan Strategy requirements:

Wheelchair accessibility:

The new proposal states 3 wheelchair accessible flats; 2x1b2p affordable rented and 1x1b2p social rented. The provision of 1 bed flats reflects the need for this type of accommodation.

The Design and Access Statement Addendum states that all affordable homes have been redesigned to be Lifetime homes compliant which has resulted in an increase in the size of all properties. However, the size stipulated on the Affordable Housing Layout for the shared ownership and Grainger lets 1 bedroom flats is smaller than the previous plan. At 484sqft/45sq.m, they fall at the very minimum of the size

requirement.

Affordable Housing Tenure Mix:

The AHRMS identifies that the clustering deviates from clause 8.25 of the s106 agreement that states that clusters should be no larger than 10-15 units for houses and 10-20 units for flats.

There has been an amendment to the south of the site, near the gas compound. Four of the affordable units have been removed and replaced with three market units.

These four affordable units have been relocated and form their own cluster, which is acceptable. The cluster to the south of the site now contains 15 units: 5x1bf (2 social rent, 3 affordable rent)

5x2bf (4 social rent, 1 affordable rent)

4x3bh (1 social rent, 1 shared ownership, 2 Grainger lets)

1x4bh (social rent)

This cluster is the maximum agreed in the s106 agreement. There appears to be a small provision of amenity space to the front of the flats. The landscape plan will need to show how planting and open space will improve this area. This revision has changed the parking arrangement. This could be improved with regards to plots 124 – 126 to allow for better integration of tenures:

Plot 122 – rear access to current CP spaces 124

Plot 123 – rear access to current CP spaces 125

Plot 121 – current CP spaces 123

Plot 124 – CP 126

Plot 125 – CP 121

Plot 126 – CP 122

The north west cluster has not been amended but it is stated that the wall defining the courtyard to flat block A has been reduced in height, as requested. The landscape plan should show that planting allows for this area to be opened up to the larger north west corner of the site.

The Design and Access Statement Addendum Revised Proposals states that balconies have been added to flat blocks B, C and E. A plan is required to show the balconies. These should be able to accommodate furniture (small table and chairs). *Officer comment: Further revisions have amended the car parking and a satisfactory balcony detail provided. The clustering of affordable housing as revised is in accordance with the s106 agreement – see 7.4 below.*

Landscape

Soft landscape details have been submitted by RPS (detailed soft landscape plans 501/502/503) with an accompanying 'Soft landscape Specification & Planting Schedule' and tree planting details. A Tetlow King 'Surface Materials Layout' has also been received.

The information is considered to be satisfactory and acceptable. The only omission is the inclusion of a mixed native hedgerow all down the western edge of the development, an area which is currently shown as amenity grass, between the houses and the footpath.

No objection subject to this small change being made to the plan.

Officer comment: A further revision has made this change.

Other Responses

Environment Agency

No objection to the proposal as submitted

County Ecologist

The ecological report is considered acceptable particularly on the basis that the mitigation measures in section 5 are adhered to.

Natural England Government Team

Further to our response dated 23 January 2014, Natural England has now been made aware that there are separate applications in relation to the overall scheme (of which the above application is a part), which deliver significant GI and ecological enhancement and restoration measures. Therefore, we are now in a position to revise our previous advice and can confirm that we do not consider there is likely significant effect as a result of this application.

Ramblers Association

Strategic longer distance footpaths need to contain a rural aspect as Denmead Footpath 1 and should be linked to Southwick and Widley footpath 29 and 30 in a sympathetic manner. This blending should address design/width and material/surface parameters.

British Horse Society

Havant Bridleway 17 runs through the middle of the development. If it is to be upgraded to an adopted vehicular highway then current users are entitled to a replacement. (*Comment: An Order has been made under S257 of the Town and Country Planning Act 1980 to divert the bridleway*)

Rights of Way Officer

No comments received.

Southern Gas Networks

Advice provided in respect of proximity of high pressure apparatus. Whilst the development looks to be away from their pipelines the access to the valve compound will need to be negotiated as the existing road is removed.

Southern Water

No revised comments since original response on outline.

Crime Prevention -Major Apps

Concern over bollard lighting in the courtyard and lanes as the fittings are prone to damage and the light being easily obscured. Column lighting is therefore recommended.

Officer comment: The fittings have been amended to columns.

Hampshire Archaeologist

A number of phases of archaeological work have been undertaken over the site which includes a trenched evaluation that identified areas of archaeological sensitivity and subsequent area excavations to mitigate the impact of the proposed development upon those areas of sensitivity. However, it is understood that the details of the landscaping were unavailable when the archaeological excavations were proposed and undertaken and so there remains the potential that the landscaping works will impact upon archaeological sensitive areas that have yet to be mitigated. For these areas it needs to be demonstrated that archaeological mitigation has already occurred or provide a proposed mitigation strategy.

Officer comment: A condition is therefore proposed to ensure it is demonstrated that

the required archaeological work within the landscaping areas is undertaken before development is commenced; any subsequent reporting of the findings is already addressed by the approved scheme of investigation under Condition 10 of the outline approval.

Hampshire Highways

The advice may be provided by the District Development Control officers. Additional comments have confirmed the approach to the swales and the crossing points is acceptable.

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: 62

Number of site notices: 3

Statutory advertisement: Major

Number of representations received: Two

Summary:

1. Concern over disturbance, dust and vibration experienced from the construction works for the Infrastructure.
2. Concern over the nature of the boundary treatment along the southern boundary adjacent to Purbrook Garden properties.
3. Concern that the landscaping between the garage on plot 130 and the boundary of 83 Purbrook Gardens should be increased to mitigate potential light pollution, noise and general privacy.

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan and the history of this site it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Compliance with the Design Code
- (iii) Affordable housing
- (iv) Highway and Parking considerations
- (v) Effect on Neighbouring Properties
- (vi) Amenity considerations
- (vii) Sustainability
- (viii) Other Matters

(i) Principle of development

7.2 The principle of the development of this area for residential purposes has been established by the outline permission APP/10/00828 (HBC) and 10/02862/OUT (WCC) and the accompanying documents including the Masterplan Design Document (MDD) in which this site is shown as the entire residential part of Phase 2. The illustrative

masterplan within that document shows the development parcels and the open space areas for Phase 2. The southernmost area proposed for development that lies within Winchester extends closer to the spine road to the west and incorporates an area which the illustrative master plan indicated could be suitable for doorstep play, community gardens and community growing. The applicants have stated that the document is illustrative which encourages flexibility at the detailed design stage and that the land use for this area is not a fixed component. The opportunity to take a flexible approach provides obvious benefits for development of the residential accommodation on this land which provides surveillance along the Main Street as well as providing a defined edge to the residential element. It is also argued that there are more appropriate opportunities for doorstep play within Phase 2. This approach is considered to be acceptable as building closer to the spine road has advantages in terms of urban design and providing a more enclosed street scene. There are other areas where doorstep play, community gardens or growing areas could be provided such as the central green area, the perimeter green areas and open area to the immediate south of this area. The site is also close to the first phase of the Town Park. It is considered that the loss of this relatively small area of green space is therefore acceptable.

(ii) Compliance with the Design Code

- 7.3 The development has complied with the Design Code in proposing a scheme appropriate for a 'Garden suburb' which is the character required for the identity area in which the proposal is located. The following assessment is based on the main requirements of the Code

Scale and structure: The scheme provides appropriate set backs of the buildings and provides active frontages overlooking the public realm. Building heights accord with the Codes with the flats in the north western corner being predominantly 3 storeys in height. Whilst there is a fourth storey for the corner of the building this is as a result of utilising the fall in ground levels rather than by an increase in roof height of the building. This is therefore considered acceptable.

Materials and detailing: The materials required by the Code, namely stock bricks, render, clay tiles, natural slate, metal rainwater goods and timber windows are proposed and samples have been submitted and are considered acceptable.

Roofs and Eaves: The majority of roofs proposed have the ridge running parallel to the street and projecting gables are utilised in the design. There are some gabled roof features to provide visual interest.

Fenestration: Timber windows have been proposed and there is use of windows to provide vertical rhythm and full height bay windows to create features as illustrated in the Code.

Soft Landscape: Trees have been proposed as appropriate to their location and hedging is proposed to a large proportion of frontage boundaries.

Hard Landscape: Estate railings are proposed as advocated in the Codes with brick walling for rear garden enclosure and close boarded fencing between plots. Parking areas have been proposed in tegula blocks to contrast with the different finished tarmac utilised for private drives and secondary residential roads. Whilst the Code sought low level lighting on green corridors, lower columns have been proposed, with lighting baffles along the western edge, as this approach was recommended by Hampshire Constabulary. On the basis that baffles have been proposed this is considered acceptable, particularly with respect to ecological impact.

Parking: The Code requires on street, on plot and court parking for flats. There is a

large proportion of on plot parking and the parking for flats is in courts. There is also frontage parking to some of the terraces provided at right angles to the highways or drives. It is a different spatial configuration to the on-street parallel parking referred to in the Code but the areas have been suitably broken up with planting and contrasting materials are proposed where appropriate in order to create a hard shared surface as a square or courtyard rather than a street. It is considered that the manner in which they have been proposed and detailed is acceptable.

Street Hierarchy: The layout proposes secondary streets off of the main spine road already implemented under the Infrastructure application. The secondary roads are proposed in order to connect across the spine road to provide east - west links through the development connecting with the footpath/cycleways that run along the eastern and western boundaries. This proposed permeability is supported. These secondary streets also serve to access private drives and courtyards for the flats. The variation in materials used seeks to define the change in hierarchy.

It is therefore considered that the design approach taken, and the detailing proposed together with the use of high quality materials and landscaping, will result in a high quality development that will meet the aspirations of the Design Code in achieving a Garden Suburb character in this part of the MDA. It will also make a positive contribution to the quality of accommodation provided on the edge of the existing developed area of Purbrook and Waterlooville.

(ii) Affordable Housing

- 7.4 The affordable housing within Havant's area is acceptable and has not required amendments. The area to the south within Winchester District was originally contrary to the S106 clustering criteria and contained 100% affordable housing. The plans have been revised and some market housing has been introduced into this area. Four of the affordable dwellings have been relocated into the Havant area and they have been replaced by three open market dwellings. This has resulted in the layout now being in compliance with the S106 clustering criteria. The tenure of the affordable houses has been amended as follows

5x1bed flat (2 social rent, 3 affordable rent)

5x2bed flat (4 social rent, 1 affordable rent)

4x3bed house (1 social rent, 1 shared ownership, 2 Grainger lets)

1x4bed house (social rent) .

The mix of tenure and dwellings in the southern area is now considered to be acceptable.

In addition to these changes, a small area of open space has been provided to the rear of the flats and large balconies capable of accommodating table and chairs have been provided on the rear of the flatted block.

Overall the numbers, mix and tenure is acceptable to the housing officers of both authorities as detailed in their responses on the proviso that the 0.2% shortfall is made up on other phases of the site..

(iii) Highway and Parking considerations

- 7.5 The strategic highway matters have already been addressed by the amendments to the Milk Lane junction with London Road, as approved at outline stage, and the implementation of the Main Spine Road and peripheral footway/cycleways as approved through the Infrastructure discharge of conditions. The detailed layout aspects are considered acceptable (as addressed in 7.2 above) and the parking provision is to the adopted standards of Havant and Winchester. Queries concerning the crossing of the swales along the Main Spine Road and detailed relationships of the western cul-de-sacs with the western edge footway/cycleway have been addressed together with the submission of tracking information to demonstrate that cars will be able to turn within the

courtyards for the flats. Matters with respect to reducing the reliance on the private car have been addressed by the Travel Plan and physical off-site improvements secured through the S106. An Order has been made under Section 257 of the Town and County Planning Act 1990 with respect to the closure and diversion of necessary rights of way. The proposals are therefore considered acceptable on highway grounds.

(v) Effect on Neighbouring Properties

- 7.6 The occupiers of the dwellings in Purbrook Gardens are the closest neighbours to the phase 2 development site and have rear gardens backing onto phase 2. The impact upon these properties is analysed as follows:
- (a) Adjacent to the southern boundary of the site is a footway / cycle way that has been approved under the phase 2 infrastructure application. The treatment of the boundary is under review by Grainger in response to comments from residents. It is proposed to provide a more cohesive boundary treatment rather than the existing situation which has a variety of fencing and other boundary treatments. This does not form part of the phase 2 reserved matters application and cannot be conditioned as part of this consent.
 - (b) The eastern boundary adjacent to the Winchester part of the site shows some hedging and a group of existing trees to be retained. At the request of residents it is proposed to request that the hedging be carried further along the boundary and this is conditioned (condition 8).
 - (c) The properties adjacent to the southern boundary are sited between 15 and 19m from the common boundary and are further separated from the proposed residential area by a grass margin, the footway / cycleway and the vehicular access serving plots 134 – 140.
 - (d) The minimum distance between the rear of the Purbrook Garden units and the frontage of the proposed units is c.25m. This distance between 2 storey dwellings is considered adequate and complies with the requirements of Havant's Borough Design Guide. As a result the development will not materially harm the amenities' of the existing houses because the degree of separation between existing and proposed dwellings is sufficient to avoid any unacceptable loss of outlook or privacy.
 - (e) Within the Winchester part of the scheme there are two plots with side elevations facing the existing dwellings and two which back onto them. Plots 127 and 128 which back onto Purbrook Gardens achieve a distance of 21m and have the benefit of existing trees being retained which further helps protect privacy. The relationship of the proposed dwellings with the existing is therefore is considered to be acceptable in respect of impact on residential amenity.
- 7.7 To the west of the site is the Gas Valve Compound, which is screened by trees both on the east and northern boundaries, and further to the north on the western boundary is Newlands Row Copse. There are therefore no existing residents to consider on this side of the development. To the east is London Road with existing dwellings, primarily detached, fronting the eastern side. The proposed eastern side of the development is separated from these existing dwellings by a vehicular access serving the properties, the newly implemented footway/cycleway, the new SUDs features including three ponds, and the London Road itself. Distances are in excess of 55m between existing and proposed dwellings. This means that development should not materially affect the amenities of existing properties along London Road.
- 7.8 It is therefore considered that the impact on existing properties from the siting of the new dwellings will be acceptable. With respect to impact during the course of construction The proposed Construction Environmental Management Plan details require that deliveries and building works are to be between 0800 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays only. In addition, for traffic reasons, construction vehicles are not to access the site between 0800 and 0900 and 1700 and 1800. The compounds and parking areas proposed are all shown located on the northern half of the site and therefore at a suitable distance from the dwellings in Purbrook Gardens.

(vi) Amenity Considerations

- 7.9 As referred to previously there are no ecological items of interest within the housing parcels of this application. However to the west are woodland and newly created SUDs and to the east are further SUDs and boundary planting. These areas are to be protected as detailed in the Protected Species Mitigation Advice Note which is acceptable to the County Ecologist. There is also cross reference to this document in the Construction Environmental Management Plan.
- 7.10 On the matter of amenity of future residents living in units close to London Road condition 16 requires the submission of noise mitigation measures for dwellings fronting the London road. The scheme submitted for enhanced glazing is considered acceptable by Environmental Health.

(vii) Sustainability

- 7.11 The proposed private dwellings are to be constructed to Sustainable Homes Code level 3 and the affordable homes to Code level 4. This accords with the Havant adopted Core Strategy policy of achieving Code Level 3 under policy CS14. Under policy CP11 Winchester requires new dwellings to achieve Code Level 4 for water and 5 for energy. The Sustainability Document included in the outline documents shows that Level 4 was aspired to by 2014 and that dwellings would be built to part L1 of the Building Regulations. Redrow have advised that their units will exceed the part L1 requirements and that if Code level 4 is required this would require PV panels to all units. This may not be an acceptable design solution given that the majority of the dwellings on the main road have plain clay tile roofs which would render PV panels highly visible. As 226 out of the total 246 units are within Havant it is not considered necessary to insist on the provision of PV's on the roof as code level 3 for energy is in accordance with the requirements of Havant's Core Strategy policy. Of the 20 dwellings falling within Winchester's area 15 of them are affordable units and will be built to Code Level 4; the remaining 5 will be Code Level 3 which complies with the outline application which pre-dates the Joint Core Strategy. On this basis the proposed sustainability of the scheme is considered to be acceptable.

(viii) Other Matters

- 7.12 A number of S106 matters of relevance to the Phase 2 area are being addressed by Grainger:
- (a) The development has to comply with a Phased Area Strategy for Phase 2. A Strategy has been submitted and the housing parcels correlate to those defined in the Strategy.
 - (b) Phase A of the Town Park is to be implemented in association with Phase 2 residential. A complementary application has been submitted and is included elsewhere on this agenda. Phase A of the Town Park and advance planting must be completed prior to the occupation of 440 units within the entirety of the Grainger part of the MDA , which is forecast for June 2016. Within Phase A is a youth shelter, skate board park and informal kickabout area which are forecast to be completed by November 2015.
 - (c) Offsite ecological matters are being addressed through a Land Management Strategy and proposals for Newlands Meadow Restoration.
 - (d) Financial contributions for various items of infrastructure or offsite works are related to cumulative commencements from Phase 1 and Phase 2 and are the responsibility of Grainger.

8 Conclusion

- 8.1 The Design Code identifies phase 2 as being within the Garden Suburb area of the Major Development Area and the submitted proposals are in accordance with the principles set

out for Garden Suburbs. The area covered by this Phase 2 application is wholly residential but forms part of the larger Garden Suburb area which includes the Town Park, allotments, cricket pitch, redevelopment surrounding Plant Farm and a primary school. The area as a whole will have an identity which is reflected in this current scheme. Adherence to the Design Code principles will result in cohesive development which will have a distinct character. The proposed housing is set out in accordance with the set backs, road hierarchies, open space and scale set out in the Design Codes. The appearance of the dwellings reflects the Arts and Crafts approach which is considered an acceptable design response in a Garden Suburb area. It is considered that the details submitted will result in a high quality housing scheme that will accord with the context set by the outline documents and the Design Code. The reserved matters application is therefore considered to be acceptable. As part of the submission details have been submitted to discharge conditions 3 (Compliance with outline documents), 4 (Compliance with Design Code), 11 (noise mitigation) and 16 (Construction Management Plan). The submitted details have been assessed and are acceptable and it is recommended that these conditions can be discharged.

9 RECOMMENDATIONS:

(A) That the Executive Head of Planning and Built Environment at Havant Borough Council be authorised to **GRANT PERMISSION** for application APP/14/00032 and the Head of Development Management at Winchester City Council be authorised to **GRANT PERMISSION** for application 14/00068/REM subject to the following conditions:

- 1 No development shall take place until the applicant has secured the implementation of a further programme of archaeological mitigation of impact, if appropriate, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.
Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations and having due regard to policy CS11 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework 2012.
- 2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C or E of Part 1 of the Order and Class A of Part 2 of the Order and Class A of Part 40 of the Order shall be carried out without the prior written consent of the Local Planning Authority.
Reason: To protect the amenities of the locality and to maintain a good quality environment and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.
- 3 The car park areas shall be constructed, surfaced and marked out in accordance with the approved plan before the associated development hereby permitted is brought into operation. Those areas shall not thereafter be used for any purpose other than the parking and turning of vehicles.
Reason: To ensure that adequate on-site parking and turning facilities are

made available and having due regard to policy CS16 and DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

- 4 The garages and integral carports hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.
Reason: To ensure the provision and retention of the garage and parking spaces in the interests of the local amenity and highway safety and having due regard to policy CS16 and DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.
- 5 The cycle parking hereby permitted shall be provided for each unit as shown before that dwelling is first brought into use and thereafter shall be retained and kept available for the parking of cycles at all times.
Reason: To ensure the provision and retention of cycle parking in the interests of the local amenity and highways safety and having due regard to policy CS16 and DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.
- 6 No dwelling erected on the land shall be occupied until there is a direct connection from it completed to the approved specification (less the final carriageway and footway surfacing) to an existing highway.
Reason: To ensure that the roads and footways are constructed to a satisfactory standard and having due regard to policy CS16 and CS20 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.
- 7 The dwellings hereby permitted shall not be occupied until a Certificate of Compliance with the Code for Sustainable Homes has been submitted to the Local Planning Authority. The Certificate shall demonstrate that the development has attained a minimum standard of Level 3 for private units and Level 4 for affordable units in accordance with the Code.
Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of the approved Design Code and the conditions in the outline planning permission, and having due regard to policy CS14 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.
- 8 Notwithstanding the plans submitted with the application, no development shall commence until a revised boundary treatment plan is submitted to and approved in writing by the local planning authority. The revised plan should indicate additional hedgerow planting to the western boundary of the site with Purbrook Gardens adjacent to plots 126 – 130. Development must be carried out in accordance with the approved details.

Reason: To ensure a high quality environment and protect the amenity of the neighbours and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework..
- 9 The development hereby permitted shall be carried out in accordance with the approved plans, details and documents:

Documents to be entered

Note: The policies quoted in the reasons relate to Havant.

(B) That the Executive Head of Planning and Built Environment at Havant Borough Council and the Head of Development Management at Winchester City Council be authorised to **APPROVE** the discharge of Conditions 3 (Compliance with outline documents), 4 (Compliance with Design Code), 11 (noise mitigation) and 16 (Construction Management Plan), of Planning Permissions for HBC APP/10/00828 and WCC 10/02862/OUT.

Appendices:

- A. Site Location and Application site
- B. Masterplan
- C. Layout
- D. Affordable Housing Layout
- E. Street Scene: Town Park Frontage
- F. Street Scene: Elliptical Green Frontage
- G. Street Scene: Part London Road Frontage
- H. Street Scene: South Square Flats