

# **Development Consultation Forum**

**Land South of Bartons  
Road, Havant**

**10<sup>th</sup> September 2015**

# Programme

- 17.30 Developer's display in the Council Chamber.
- 18.00 Introduction – Councillor David Guest.
- 18.05 Explanation of Process and outline of planning policy and planning history – Andrew Biltcliffe, (Executive Manager).
- 18.15 Presentation by Developers.
- 18.35 Andrew Norton – Warblington and Denvilles Residents Association

# Programme

- 18.40 Comments from Consultees/Neighbourhood Group David Eaves (Principal Planning Officer Development Management).
- 18.50 Chairman invites Developer and their team to respond to any issues raised by invited speakers.
- 19.00 Chairman invites questions from Councillors.
- 19.30 Planning Officer summarises key points raised during Forum – Andrew Biltcliffe (Planning Manager).
- 19.40 Chairman closes Forum meeting.

# The purpose of the Forum is...

- To allow developer to explain development proposals directly to councillors, public & key stakeholders at an early stage
- To allow Councillors to ask questions
- To inform officer pre application discussions with developer
- To identify any issues that will need to be considered in any formal application.
- To enable the developer to shape an application to address community issues

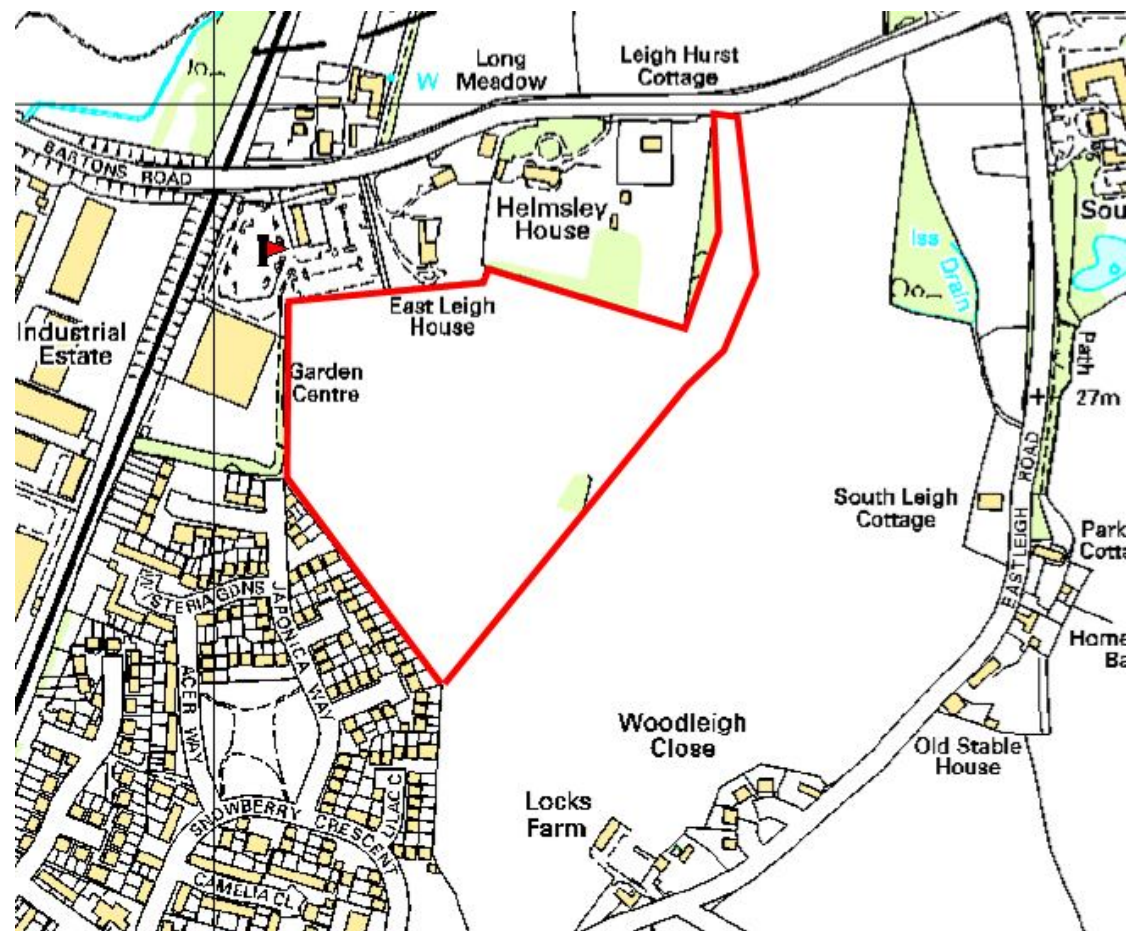
# The Forum is not meant to...

- Negotiate the proposal in public
- Commit councillors or local planning authority to a view
- Allow objectors to frustrate the process
- Address or necessarily identify all the issues that will need to be considered in a future planning application
- Take the place of normal planning application process or role of the Development Management Committee

# The outcome of the Forum will be...

- Developer will have a list of main points to consider
- Stakeholders and public will be aware of proposals and can raise their concerns
- Councillors will be better informed on significant planning issues
- Officers will be better informed as to community expectations during their pre application negotiations with developers

# Land South of Bartons Road, Havant



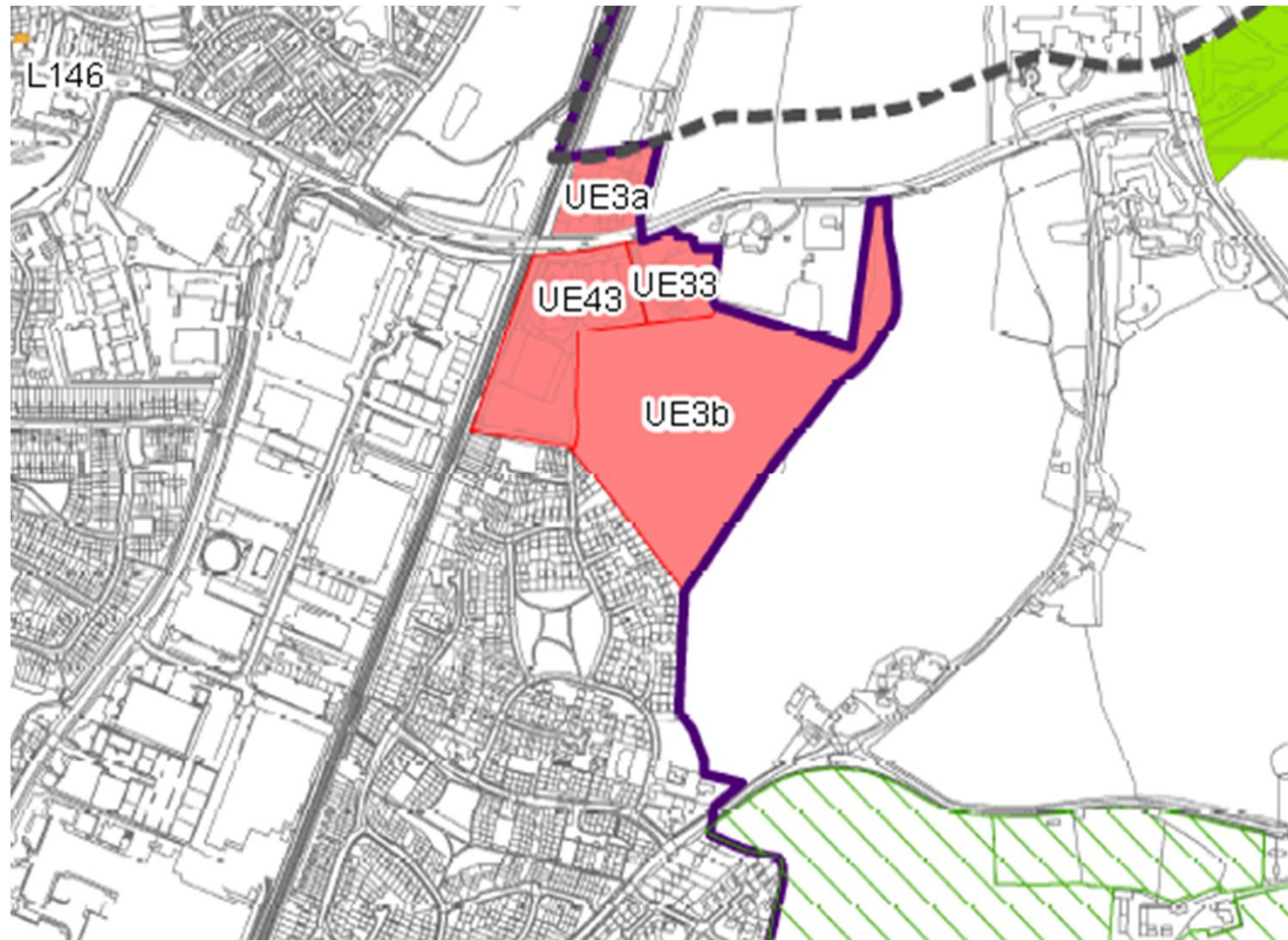


## Land South of Bartons Road, Havant





# Local Plan Extract



# Planning History

- The site is located on arable farmland which would be accessed to the south of Bartons Road.
- There is no relevant planning history relating to the site.
- Section 106 Agreement (1992) – relates to much of the land between Havant and Emsworth. Deed of variation would be needed to allow for development.

# Policy Background

- **National Planning Policy Framework (NPPF) 2012**

*‘Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.’*

# Policy Background

## Development Plan includes:

- Local Plan (Core Strategy) 2011
- Local Plan (Allocations ) 2014
- Hampshire Minerals and Waste Plan 2013

## Other Material Considerations include:

- NPPF
- Residential Parking and Cycle Provision SPD
- Borough Design Guide SPD

# Policy Background

## NPPF

- Clear presumption in favour of sustainable development.

Planning should (amongst other matters):

- be genuinely plan led empowering local people to shape their surroundings,
- proactively drive and support sustainable economic development to deliver homes..
- seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings
- Deliver a wide choice of high quality homes

# Policy Background

## Local Plan Allocations

- Allocates sites to meet development needs.
- The adoption process consultation allowed the opportunity for local people to engage in the planning process at the allocation stage.

# Policy Background

## Local Plan (Allocations):

Policy HB1: UE3b - site allocated for residential development

- Site area 6.61 ha
- Indicative number of dwellings 203
- Current proposal for 175 dwellings



# Policy Background

## Policy UE3b – Site Specific Requirements

- Heritage Statement
- Design and Layout to respect context and setting of Listed building
- Strong landscape buffer on eastern boundary required
- Design and Layout to aim to retain and protect TPO trees
- Site subject to S106 legal agreement which landowners and the Council will need to vary to allow development

# Policy Background

- Vehicular access from Bartons Road
- Pedestrian/cycle access to be provided south into existing residential development in Denvilles (improvement to existing link)
- Improvements to natural surveillance and usability of pedestrian/cycle link to Bartons Road (west of Eastleigh House) unless more suitable link is made available through Havant Garden Centre (residential allocation (UE43))

# Policy Background

- Long term provision should further residential development be sought on land to immediate west of vehicular access (land at Helmsley house) to ensure co-ordination of development.
- Consultation with HCC in relation to minerals and whether prior extraction required.
- Employment and Skills Plan
- Connection to sewerage system at nearest point of adequate capacity.
- Appropriate easement from existing sewage/waste infrastructure.

# Policy Background

## **Local Plan (Core Strategy)**

### CS9 (Housing)

- Contribute to housing delivery; affordable housing requirements; ensure mixed communities; achieve suitable density of development; provide mix of dwelling types, sizes and tenures.

### CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

- Landscape, trees, biodiversity, wildlife, gaps

# Policy Background

CS15 Flood Risk Assessment; Sustainable Urban Drainage

CS16 Requires high quality design

CS20 Aims to mitigate traffic impacts

CS21 CIL, S106 etc.

DM8 Requires the conservation, protection and enhancement of Existing Natural Features

DM11 Seeks to plan for more sustainable travel

DM13 Requires appropriate car and cycle parking

# Key Planning Issues

## Highways and Access:

- Access off Bartons Road – amount of traffic generated, impact on road network
- Internal road layout and car parking
- Accessibility of the site including pedestrian/cycle routes

## Flood risk – Foul and Surface Water Drainage:

- Flood risk assessment required
- How will surface and foul drainage issues be addressed?
- What is the impact on existing drainage infrastructure?

# Key Planning Issues

## Built form of the Development:

- Are the layout, scale and impact appropriate?

## Impact upon Surroundings:

- Impact on wider landscape and acceptability of boundary and internal landscaping
- Impact on TPO trees

## Ecological impact:

- Impact on the Special Protection Area (SPA) from recreational disturbance and any mitigation required
- On site impacts on protected species biodiversity



# Key Planning Issues

## Archaeology/Historic Assets

- Any impact on archaeology?
- Impact on setting of Listed Building (Eastleigh House)

## Environmental Issues

- Assessment of air quality, contamination and noise issues.
- Impact on the source protection zone.
- Mineral safeguarding area

## Neighbour relationships

- Are the distances and relationships acceptable?

# Key Planning Issues

## Residential Mix

- 30-40%affordable units to be provided and their location on the site
- Mix of units / sizes

## Open space

- Location, function and amount

## Developer Contributions and requirements

- Affordable Housing, Education, Employment and Skills Plan, Ecological Mitigation.
- CIL

# Presentation by Developers



# Invited Speakers Warblington and Denvilles Residents Association

# Main Points of Warblington & Denvilles representation

## Undeveloped Gap

- Concerned about erosion of undeveloped gap – but recognise site allocated.

## Infrastructure

- Close to 500 new dwellings in area in short period of time. Concerned infrastructure not being upgraded to meet demands of new residents.

## Flooding

- Residents concerns over flooding and the water table including presence of springs. Concern over adequacy of SUDS/ponds

# Main Points of Warblington & Denvilles representation

- Have developers considered option of storage tanks under properties?
- Where will the pond drain?
- Concern over wider surface water drainage infrastructure and maintenance.

## Affordable Housing

- What will be the policy regarding distribution of affordable housing?

# Main Points of Warblington & Denvilles representation

## Development Phase

- Concern over mud, dust, contractor & supplier vehicles and noise. Separate access road reduces these problems.
- Will adequate on site contractors parking be provided?
- Is there any pile driving required?
- Expect action to reduce dust/noise and to contain work periods.
- Is it known where site office /storages areas would be located.



# Main Points of Warblington & Denvilles representation

## Public Consultation

- Will developers hold an open exhibition for local residents to view plans, meet developers and discuss their concerns?

# Resident Group/Consultations (Written Comments Received)

# Emsworth Residents Association

## Traffic Issues:

The present plan envisages Bartons Road as the only access. As Bartons Road is the only road link between Petersfield Road and Horndean Road, there is a real danger that the increased traffic from this development could lead to horrific congestion at the junction of Horndean Road. Also Eastleigh Road, running between Bartons Road and Southleigh Road, could see a huge increase in traffic at the junction with Southleigh Road.

# Emsworth Residents Association

When considering the additional traffic generated from development site in Emsworth on the Horndean Road, site UE13, all this will lead to noticeably more traffic on the Horndean Road, Bartons Road, Southleigh Road and Eastleigh Road, not only at the junctions but further along these routes.

We understand that some Havant Residents will argue the need for additional access to this site, direct from Southleigh road.

# Planning Policy

Formally Allocated for Residential Development – Local Plan Allocations.

HB1:UE3b – 203 dwellings (indicative)

HB1:UE3b – Site specific requirements

- layout shows awareness of these requirements .
- 175 Dwellings below indicative figure of 203 (=density of 30dph) -175 =26.5dph which is reasonable.
- Principle of development supported in accordance with the adopted Local Plan.
- Contributes to meeting housing need and supply.
- S106 Agreement – Deed of variation required

# Housing

- Site to include affordable homes - CS9 requires 30-40% affordable (minimum 53 units)
- Expect full range of housing types and sizes across site to satisfy demand including shared ownership / shared equity homes.
- Would hope to see a number of units for customers with mobility issues.
- Currently 2,180 households requiring all sizes of accommodation with long waiting times.

# Highways

Transport Assessment & Travel Plan needed with any Application

## Travel Plan

- Quantify traffic generation,
- Identify any off site traffic impacts and need for mitigation by highway works or contributions,
- Test impact of increased traffic flow on surrounding road network, junctions and Warblington level crossing. - (Junctions on Bartons Road, Southleigh/Eastleigh Road, Horndean Road/Emsworth Common Road, Comley Hill/B2149, A27/A259 and Horndean Road near St James's School)



# Highways

## Travel Plan

- Measures to encourage sustainable transport choices to/from site (public transport, walking, cycling),
- Links – to services (shops, employment, schools, bus routes etc. ), potential to extend bus routes.

## Layout

- Internal site layout needs to appropriately accommodate range of vehicles (including emergency and refuse) and provide adequate car and cycle parking to meet standards.

# HBC Traffic Management

No adverse comments.

Traffic Regulation Order (TRO) may be required to control parking and ensure safe movement of traffic, pedestrians and agricultural vehicles.

Developer contribution for TRO may be required.

# Environment Agency

- Site in Flood Zone 1 – low probability of flooding from rivers or sea.
- Size of development requires Flood Risk Assessment.
- Development within Source Protection Zone 1 – risk of contamination from development activities – recommend the incorporation of pollution prevention measures for ground and surface water.

# HCC Lead Flood Authority

Any application to provide detailed evidence in relation to:

- Proposed design of Surface Water Drainage / SUDS.
- Sensitivity of water discharge points.
- Information on existing drainage paths and networks, and existing problems.
- Surface water treatment stages and infiltration tests.
- Existing and Proposed run off rate and volume calculations , storage/attenuation and maintenance of surface water features.

# Environmental Health

At application stage informatives requested in relation to:

- Hours of Work
- Bonfires
- Dust Control

(These are covered under Environmental Health Legislation rather than planning)

External lighting would need consideration.

Any impact from the railway line considered more closely at application stage.

# HCC Education

- Site in catchment area of Sharps Copse Primary School and Havant Academy Secondary School.
- Continuing pressure for primary school places in Havant.
- Significant Developers Contributions sought to allow for the expansion of Primary School provision.
- There is no current requirement for a secondary contribution.

# Havant Borough Design Panel

- Appears to be limited variety of housing units.
- Layout should seek to exploit the slope to benefit units.
- Possibility of moving road location in SW boundary to improve house gardens.
- Road layout with loops - secured by design issues?
- Landscape corridor between TPO trees and green spaces – is it wide enough to provide positive contribution?
- Lack of architectural detail to comment on at this stage.

# HCC Minerals

- Site overlays the mineral safeguarding area identified in Hampshire Minerals and Waste Plan 2013.
- Policy 15 aims to protect viable construction minerals and encourages their removal prior to development.
- Prior extraction (PE) PE an integral part of the development itself. Use of recovered aggregates on site and possibly off site.
- Developer Benefits – reduced waste, reduced need to import building materials, reduced construction traffic, sustainable, cost saving and possible aggregate sales to market.
- Minerals safeguarding assessment requested.



# HBC Landscape

## Proposals must:

- Have regard to landscape character of adjacent open countryside of Havant-Emsworth undeveloped gap.
- Provide clear network of distinctive routes.
- Have regard for existing site levels.
- Provide good cyclist connectivity/ links to cycle routes

## Other comments:

- The perimeter blocks facing streets and public open space are appropriate.
- Rear parking courts discouraged in favour of in curtilage parking
- Streets should be designed for shared use.

# HBC Landscape

- Retention of mature trees and perimeter landscape buffers positive features.
- Require connected hierarchy of landscape places with different functions defined by appropriate hedge and tree planting.
- SUDS should be sensitively designed.
- Generous street tree planting required.
- Local Areas for Play require consideration for adjacent residents and natural surveillance.
- Long term management plan required.
- Range of surfacing treatments
- Regard to open countryside needed in selecting materials, lighting and boundary treatments.

# HBC Conservation Consultant

## Eastleigh House - Grade 2 Listed Building

- The building currently benefits from spacious grounds with views over the countryside.
- Developing the land south of Bartons Road, will inevitably impact on this setting.
- Safeguarding the setting of Eastleigh House was identified as a constraint on this site.
- The provision of a new open space to the South of Eastleigh House needs to be of reasonable size, have a purpose and form an integrated part of development.

# HBC Arboriculturalist

Trees on site present a minimal constraint to development.

Three large oaks within site – retained

Group of mixed species with pond – important ecological feature – more detail needed of intentions.

Site entrance – shown indicatively - planning to reduce impact on the most mature sections of hedge should be undertaken

Buffer areas provide opportunity for sustainable planting providing specimen trees.

# Third Party Comments

Issues raised:

- Ground stability, drainage and sewerage
- Flooding which already occurs in the field
- Existing natural greenery and wildlife habitat/TPO trees
- Infrastructure issues
- Noise, disturbance and dust from construction

# Developers Response to Invited Speaker

# Developers Response

- Drainage issues - Water Attenuation/Underground Storage?
- Recognise springs on-site.
- Suds scheme will improve drainage.
- Pond one piece of jigsaw – other features would be utilised (porous paving etc.).
- Tank storage under car parks.
- Swales provide extra storage.
- Roads falling toward open field.
- Outfall to existing Southern Water sewer.
- Suds provide Ecological habitats.

# Developers Response

- Construction Management Plan would be provided.
- Affordable housing distribution would be guided by Policy
- Further public consultation will be carried out.
- 175 Units based on site constraints.
- Council agree 26 dwelling per ha would be acceptable.
- Will take on board Landscaping comments.
- Garage compounds – link to Suds strategy.



# Councillor Questions



# Main Points of Discussion

Q: Suds/flooding risk in Denvilles & Warblington.  
When Suds considered are they linked to other development schemes and do they take account of cumulative impacts?

A: Joined up thinking on drainage. Dealt with Horndean Road site. Aware of wider drainage matters. Good working relationship with Environment Agency.

# Main Points of Discussion

Q: Parking – Larger estates have inadequate parking.

A: Car parking standards will be met.

Q. Road network – need for wide impact assessment at junctions

A. Will carry out assessment in accordance with guidance from HCC. Will look into other development site requirements.

# Main Points of Discussion

Q. Will there be a safe route to Sharps Copse school.

A. We will discuss pedestrian routes with HCC,  
assess safe routes as part of appraisal, discuss  
additional requirements with Highways Authority.

Q. Concerns relating to increased traffic at New Lane /  
Wakefords Way junction

A. In discussions with HCC Highways.

# Main Points of Discussion

Q. Will Affordable Housing include Shared Equity?

A. Will discuss with Housing officer and Housing Associations.

Q. Will team consider Warblington School which has capacity.

A. Will discuss with Education Department.

Q. Native tree planting required – semi mature.

A. Species not yet decided but generally use native trees and hedgerows.

# Main Points of Discussion

Q. Issues raised over Traffic congestion

A. Will look at traffic capacity.

Q. Will Housing be suitable for lifetime living?

A. Application submitted by Landowner. We will embrace Council policy. Design codes will be applied.

Q. Will the development incorporate Sustainable features – Use of Solar panels, ground water pumps, reuse of water?

A. Opportunity to have solar panels but will be determined by policy. We will explore opportunities.

# Main Points of Discussion

Q. Leisure & Green spaces. Mainly around trees, no space suitable for ball games

A. Need to provide open space around TPO's.  
Recognise not much in the way of larger areas of open space. The space around trees would provide Bat roost protection in trees and create focus for wildlife enhancement.

# Main Points of Discussion

Q. What building code standard will you build to?

A. Will look at Government policy and applicable standard.

Q. Will the development be of modern design or more traditional?

A. Will adhere to local design guide or design codes the design is not yet determined.



# Main Points of Discussion

Questions from members of the Public:



# Main Points of Discussion

- Q. What is likely price range for larger houses?  
Higher priced properties is likely to result in increased traffic travelling to schools outside catchment
- A. Range from 4 bed to 1-2 bed apartments provided. This would create a mixed community. About 10% detached. Mainly 3 bed family homes. Price range not known at this stage.

# Main Points of Discussion

- Q. Will the existing path around edge of field remain?
- A. Safety during construction will be paramount, but may be able to provide temporary route.  
Improvements to be made to existing routes as a result of the development.

# What Happens Next?

- Summary notes circulated to attendees
- Officers will discuss outcomes with developer
- Developer will continue to develop proposals and consider issues raised by Forum
- Decision as to form of application and timing of submission rests with developer.