

Development Consultation Forum

**Land at Campdown, College
Road, Purbrook, Waterlooville
February 2018**



Programme

- 17.30 Developers display in the Council Chamber.
- 18.00 Introduction – Councillor David Guest.
- 18.05 DCF Process and outline of planning policy and planning history – Andy Biltcliffe, (Head of Planning).
- 18.15 Presentation by Developers.
- 18.35 Consultation comments– Daphney Haywood, Principal Planning Officer
- 18.45 Chairman invites questions from Councillors.
- 19.15 Head of Planning summarises key points raised during Forum – Andy Biltcliffe
- 19.25 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 may 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

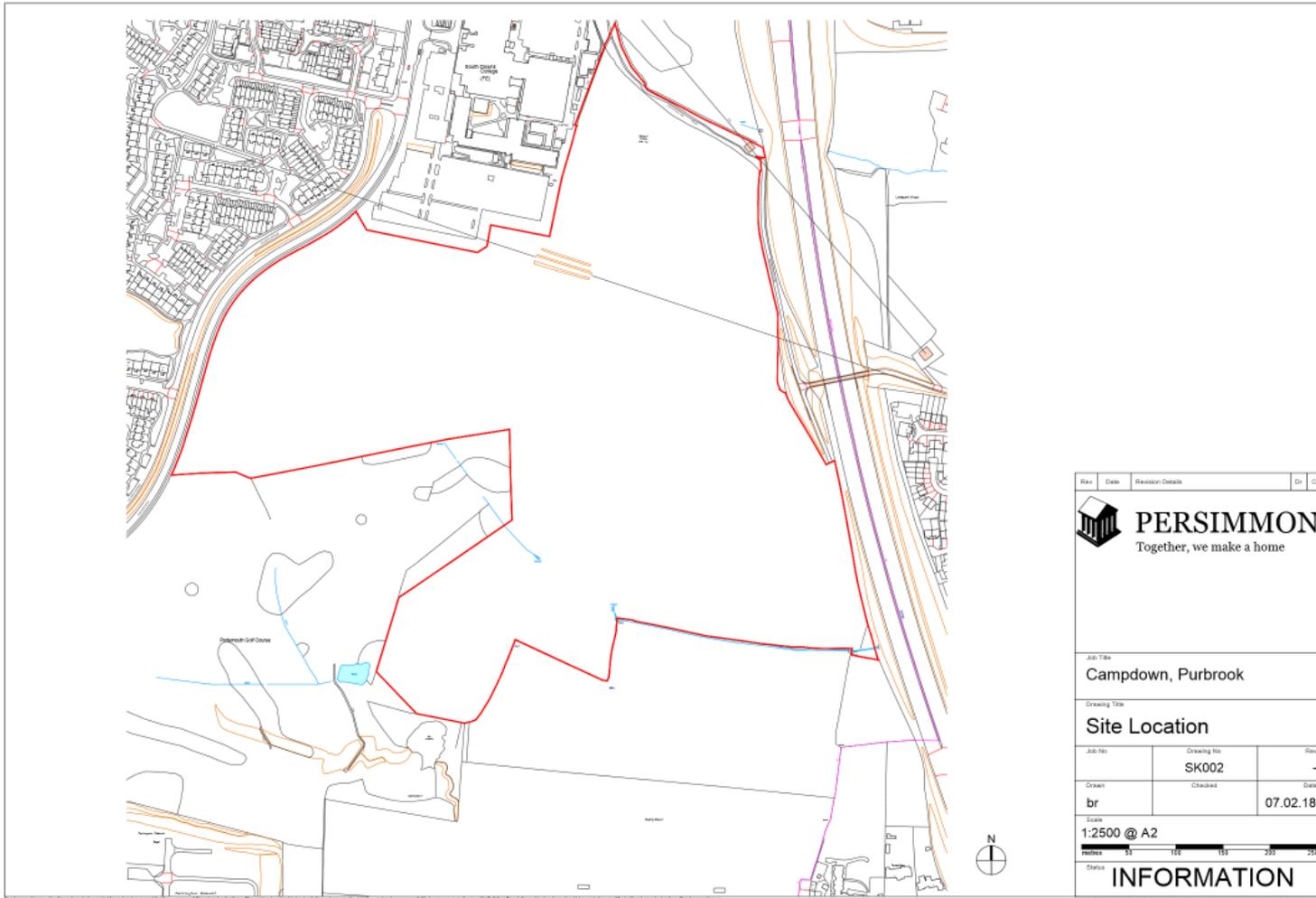


The outcome of the Forum will be...

- 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



Site location Plan



The site



Residential proposal for @ 735 dwellings indicative layout



Proposal

- Circa 735 new dwellings, of which 30% to be affordable
- A mix of dwelling sizes; 1 and 2 bed flats and 2, 3 and 4 bed homes
- Large areas of public open space, including 2 play areas
- Land for Sports Pitches
- Hybrid application for the site to include a detailed first phase



Planning History

- The site comprises approximately 66 acres (26.7ha) of open grass land located between the A3(M) and College Road.
- Portsmouth Golf Course is to the south west, with South Downs College to the north.
- There is no relevant planning application history relating to the site.



Planning History

- Recreation/Pitch Allocation in 2005 Local Plan (policy R3).
- Identified under UE70 as suitable for early release within the Havant Local Plan Housing Statement (Dec 2016).
- Identified as a proposed housing allocation (Policy H41) in the Draft Havant Borough Local Plan 2036
- Adjacent South Down College proposed Allocation for 95 units (Policy H45) and near Land N of Frt Purbrook proposed allocation for 100 units (Policy H44)



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
- Local Plan Housing Statement 2016

Other Material Considerations include:

- NPPF 2012
- Residential Parking and Cycle Provision SPD 2016
- Borough Design Guide SPD 2011
- Draft Local Plan 2036.



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



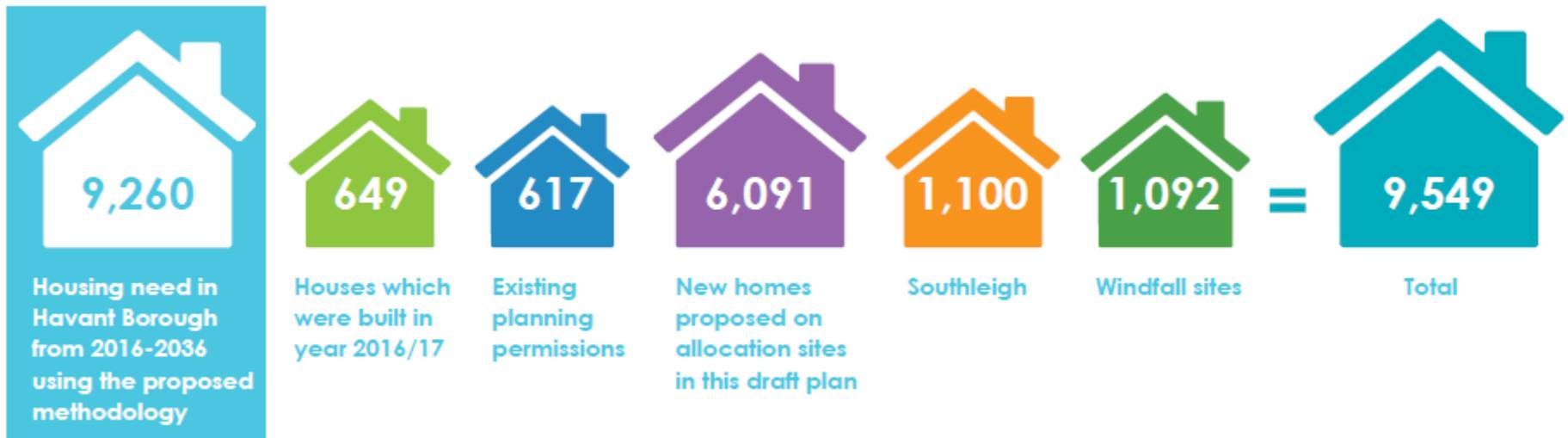
Policy Background

- **Adopted Local Plan** - Site is outside the urban area— Policy AL2 & CS17, but an early release site (UE70) in the Local Plan Housing Statement 2016 (350 dwellings)
- **Emerging local Plan** –
 - Has to review the housing sites in light of the Objectively Assessed Housing Need
 - Site has been identified for housing, Site Reference H41 for 560 dwellings, in the Draft Local Plan 2036.



Housing Need Position

- Government Policy Priority
- Government Housing Need Methodology – increased Havant’s figure to 463p.a.
- Draft Local Plan identified sites to meet all the housing need
- Currently 4.9 Years Supply



- Draft Local Plan is more than housing – focus on Regeneration, employment, Infrastructure, recreation and the environment.



Policy Background

- The Local Plan Housing Statement was a first step in this review and was adopted by Full Council on 7th December 2016.
- This is an interim statement and work is continuing to develop the Havant Borough Local Plan 2036.
- Consultation on the draft Local Plan 2036 was undertaken between 8 January and 16 Feb 2018.



Policy Background

Developer Contributions and legal agreement

- Community Infrastructure Levy - £80/sqm (indexed)
- Solent Recreation Mitigation Project –currently £181/residential unit (Policy DM24), to be updated in April 2018
- Affordable Housing
- Possible Highway Requirements and Travel Plan
- Employment & Skills Plan
- Management Plan for open space and SUDs



Key Planning Issues

Built form of the Development:

- Are the layout, scale and impact appropriate?
- Impact upon surroundings: Elevated site and landscape value is particularly sensitive.
- Need to respond to preserving buried Roman Villa located in the northern section of the site which is designated as a scheduled monument.
- Public open space requirements/playspace



Key Planning Issues

Built form of the Development(cont):

- A network of semi-natural habitat which also links to the surrounding natural environment is required.
- Preserve the existing trees and hedgerows.
- Should not propose residential development or sports facilities in the Littlepark Wood (West) SINC in the north of the site
- Historically site identified for major sports provision – remains a borough priority to meet known



Key Planning Issues

Education

- Development would create a capacity issue at Morelands School. An appropriately scaled contribution will need to be made towards education provision either through the expansion of Morelands School or a new primary school



Key Planning Issues

Highways and Access:

- Access via a new signaled junction plus emergency access point onto College Road – amount of traffic generated and impact on road network.
- Need for comprehensive assessment including nearby sites.
- Internal road layout and car parking,
- Accessibility of the site including pedestrian/cycle routes/links/connectivity to the College



Key Planning Issues

Flood Risk – Foul and Surface Water Drainage:

- The site is wholly within Flood Zone 1, but there are some areas at risk from surface water flooding in the southern part of the site.
- Flood Risk Assessment is required.
- Falls within Groundwater SPZ 1c for the Bedhampton and Havant Springs and overlays a Principal Aquifer.
- Off-site water mains reinforcement is likely to be required



Key Planning Issues

Ecological impact:

- Greenfield site supporting wildlife, and mature trees- Ecology Assessment required.
- Tree Preservation order on the site. Need to retain and integrate the protected trees found on the site
- The site is identified as a primary support area for Solent Waders and Brent Geese



Key Planning Issues

Environmental:-

- The site is located adjacent the A3(M) and noise mitigation is likely to be required.
- A 3.2ha area to the south-east of the site was previously used as landfill
- The site is close to the former Morelands Battery with a risk of unexploded ordnance on the site



- The site is in the Minerals Safeguarding Area

Key Planning Issues

Housing

- 30-40% affordable units to be provided
- Mix of units / sizes /tenure

Archaeology:

- remains of a Roman Villa in the northern section of the site, and a Roman Road cross the site from East to West.



Presentation by Developers



Consultations



HCC Highways

Transport Assessment & Travel Plan

- Fully assess transport & highway impact including A3(M)
- Identify suitable mitigation methods
- Set out baseline traffic and transport conditions
- Provide trip generation/distribution information
- Assessment of local junctions
- Assess accident records – set out mitigation



HBC Highways

- An emergency access to College Road required
- A east -west cycle/pedestrian route across the site must be provided
- Layout to provide satisfactory servicing arrangements for emergency vehicles, delivery vehicles and refuse vehicles.
- Parking to Havant Borough Council Minimum Parking Standards and temporary parking during the construction period for building operatives.



HBC Landscape Architect

- Highly visible site and a Landscape and Visual Impact Assessment is required to determine appropriate site capacity
- Comprehensive landscape provision required.
- Arboricultural Impact Assessment and Method Statement to demonstrate that TPOed trees will not be adversely impacted.
- |Need to have regard to site topography constraints.



HBC Engineering/Drainage

The old maps show multiple ponds, springs and sinks. The upper surface of the chalk may be karstic in this location. Downstream of the A3M the response of the receiving watercourse indicates a mixed catchment response which will make designing the SuDS system complicated



Southern Water

- Due to the size of the development capacity assessments will be required to determine if the existing foul and surface water system can accommodate the proposed development flows.
- Southern Water requires a formal application for a connection to the public foul and surface water sewer to be made by the applicant or developer.



Environmental Health

- A3(M) traffic noise impacts the site, and an assessment of this plus air quality required.
- A 3.2ha area to the south-east of the site was previously used as landfill
- The site is close to the former Morelands Battery with a risk of unexploded ordnance on the site



Natural England

- Contribution to Solent Recreation Mitigation Partnership required
- Biodiversity Mitigation and Enhancement Plan required
- Further survey work for protected species
- The area would benefit from enhanced green infrastructure provision
- Further information to support loss of agricultural land is required.



Archaeology

- The key archaeological issue is the presence of a Scheduled Monument, a Roman villa as well as a Roman road which survive in places as an earthwork.
- the approach set out in the Planning Statement to protect The Roman villa and the surviving section of the Roman road is endorsed.



Housing

- Policy CS9 requires 30-40% affordable housing
- High demand for affordable housing in the Borough
- 1,755 households on Hampshire Home Choice seeking accommodation.
- Support principle of development pending confirmation of affordable housing provision.



County Ecologist

- Habitat and protected species assessments and wintering bird surveys required.
- The Solent Waders & Brent Goose Strategy is under review and mitigation for loss of habitat by the provision of replacement habitat will be required



Main Points of Discussion

- Q. How far is Morelands school from the development site?
- A. 400m from the edge of the site and 800m from the centre of the site.

- Q. Would there be a pedestrian crossing at the main entrance enabling access College road?
- A. Exact locations for crossings are not yet known, however, we are aware that this is a requirement. They may be signalled but this has not yet been decided. We are looking to maintain existing routes.



Main Points of Discussion

- Q. There are growing problems with on road parking even if properties have on site spaces. Parking on street can restrict refuse lorries, ambulances etc. Increasingly, properties do not utilise their garages. Can you consider these factors in the layout of the development?
- A. Sales team can only realistically sell homes if the homes have adequate parking. On a scheme in Sherbourne – the Council's preference was for parking courts but this did not work. Parking is mainly to the front and side by side. This causes issues with landscaping but this is the main preference. The standards will be met. Garages will be 6m x 3m to encourage them to be used.



Main Points of Discussion

- Q. In terms of garages, is it the case that people *might* park in them or will park in them?
- A. The garage will provide a parking space.

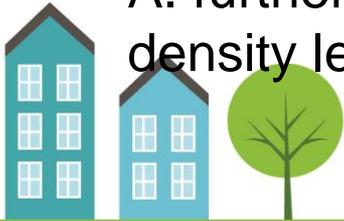
- Q. On another site, covenants have been used to restrict the use of garages to be used for parking.
- A. Noted.

- Q. Will trade vehicles be allowed to park on the estate?
- A. Such vehicles can only park on the plot, not on the road.



Main Points of Discussion

- Q. With regards to overall housing site, how much will be suitable for house building?
- A. 26.7 gross hectares. 6ha for open spaces and 2.9ha for playing fields. Just over 18ha is suitable for development. 40dph is the approximate density.
- Q. Is this not excessive?
- A. there are lots of examples where high density is not harmful. There are more units due to the type of housing (more 2no. Bed units).
- Q. The density seem ambitious with a single access?
- A. further work needs to be done but we are comfortable with the density levels when compared to other schemes.



Main Points of Discussion

- Q. Big concern is that from 735 dwellings, 25% of the UK workforce is self employed, therefore there could be issues with the vans parking on the site.
- A. It is likely that residents would monitor this.

- Q. PPI – scandal – will they be freehold properties?
- A . Company has now switched to freeholds.



Main Points of Discussion

- Q. What is the involvement in the area for sports pitches. What will be the likely contribution?
- A. 2.9ha of sports provision at outline stage. We will build a road and utilities to the boundary of that site. With regards to the ongoing layout and management, that is not yet known.

- Q. Design – will the scheme be looked at by the Architects Panel?
- A. There is no reason why this cannot go to the Architect's Panel. This panel gives free advice.



Main Points of Discussion

- Q. What is the class of agricultural land?
- A. Grade 3/4

- Q. Are there any planned bus routes to go through the site?
- A – It is difficult to take buses into new estates and companies are not keen to divert bus routes due to cost implications. This site does not lend itself to a bus route, as the road network contains bends. Discussions with bus companies will take place but it unlikely that they will agree.



Main Points of Discussion

- Q. Garages – increasing tendency to convert garages into living accommodation. Could a covenant be included and could PD rights be included?
- A. This has been done in the past.
- Q. Campervans/caravans – are these banned?
- A. Yes
- Q. Maps on the landscaping – which direction the photos are taken?
- A. top one is taken from where the existing access is. Bottom end of College Road looking NE.
- A. Middle one is taken on the eastern boundary looking south.
- A. Bottom one is looking west.



Main Points of Discussion

- Q. What is the connectivity to the footbridge?
- A. The masterplan allows for a number of links through to the footbridge. There is an off road pedestrian / cycle link and another route up through to the College.
- Q. Is a traffic assessment being undertaken?
- A. Yes a Transport Assessment is being carried out.
- Q. The TA for the MDA said that 23 junctions would need to be changed. The Stakes Hill Roundabout changing is an issue in that there are 3x schools in close proximity. Without the r/about traffic would be awful. Replacing this with traffic lights will cause major traffic issues. Please can you consider the impact of having 3x schools in close proximity?
- A. This will be considered and looked at.



Public Questions



Main Points of Discussion

- Q. Erin Gavy – provision of affordable housing – why only 30% when there is such a high need?
- A. There is a viability issue if a higher percentage is proposed. The 30% is line with the local plan policy for affordable housing. Advice has been provided to suggest that 30% is acceptable.



Main Points of Discussion

- Q. Jim Graham – Little Park Woods – Why is a management plan for the wood not included?
- A. This is a land ownership issue and the land is not included within the site boundary. The wood is not necessary to deliver the scheme.
- Q. That many houses close by to the wood could be damaging. What mitigation is proposed?
- A. It will be considered in the detailed impact assessment. The Villa site provides separation. Education packs could be provided for occupiers of the development.



Main Points of Discussion

- Q. Lorraine – When college finishes, traffic is very heavy – one access will not work.
- A. The college site is not part of the proposal being put forward. If it came up as part of a separate application the highways issues would have to be addressed.
- Q – if a sports provision is provided, where would these people park?
- A – a hockey facility would have its own parking provision. We would need to work with the end user.



Main Points of Discussion

- Q. Linda Blake – the road which runs parallel with College Road – Atlantic Avenue – people may park on that road if they can't park on the site. Can speed bumps be incorporated?
- A. This will be considered as part of the assessments.



Main Points of Discussion

- Q. Affordable Housing and tenures – could tenures be more affordable on social housing?
- A. This will be subject to the discussions with the Housing Manager.

- Q. Scheme will be marketed towards young families – can the junior schools cope with the extra homes?
- A. HCC have already had discussions on what needs to be done to expand Morelands Primary school.

- Q. Doctor's surgery?
- A. Still waiting on a response from the CCG



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.

