

Briefing Note to the Planning Consultation Forum: land west of the Crematorium, Bartons Road, Havant

Site address, area and current status

The site is a 6.284 Ha area of land. The land is currently in agricultural use. The land straddles the two administrative areas of Havant Borough Council and East Hampshire District Council.

Description of proposed development

81 new homes plus ancillary open space, including community orchard. The community orchard, open space and drainage details include land within East Hampshire District.

Planning Policy position

Rectangular Snip

Draft Havant Borough Local Plan 2036 | January 2018

H21 | Land to the West of Havant Crematorium

Land to the West of Havant Crematorium Residential development of about 90 dwellings will be permitted where:

- a. The following assessments are submitted to support a planning application:
 - i. Heritage Statement
 - ii. Arboricultural Assessment
 - iii. Transport Assessment
 - iv. Travel Plan
 - v. Flood Risk Assessment
 - vi. Drainage Strategy
 - vii. Landscape and Visual Impact Assessment
 - viii. Ecology Statement
 - ix. Contaminated Land Investigation Report to include gas monitoring
- b. Development does not prejudice the potential for future development of the land to the north in East Hampshire District
- c. Access arrangements to this site and other sites north and south of Bartons Road are planned and delivered comprehensively, having particular regard to the proposed Southleigh Strategic Site Link Road (KS1), access to Land South of Bartons Road (H17) and the existing Crematorium Access Road;
- d. Appropriate mitigation measures, including buffers, are put in place for Bechstein's bat in line with Policy E18;
- e. Opportunities have been explored for the prior extraction of minerals to the satisfaction of Hampshire County Council; and
- f. The design and layout:
 - i. Does not include any residential development within 183m of Havant Crematorium
 - ii. Includes a landscape buffer between the development and the access road to the Crematorium
 - iii. Provides safe access to the site, coordinated with access arrangements for surrounding allocation sites
 - iv. Enables easy access for pedestrians and cyclists to existing routes
 - v. Incorporates on-site public open space, including community food growing provisions (e.g. allotments), in line with Policies E2 and E19
 - vi. Retains and integrates the protected tree
 - vii. Provides an appropriate easement for existing sewerage infrastructure.

As the next stage of the Local Plan awaits further consultation in early 2019, the objective for bringing this proposal before the Forum is to seek more guidance on preferred detail that supports the draft allocation H21.

This is helpful for East Hampshire District as they now try to envisage the nature and capacity of potential new homes in this location as part of their own local plan review. Until East Hampshire District endorse the principle of housing to the immediate north, any future planning application submitted to Havant Borough shall conform to draft Policy 21 and have land to the north undeveloped but with connectivity to services.

Although not part of the intended future application, details will be submitted to show that land within the East Hampshire District administrative area will be managed in a way to safeguard the potential for further new homes, should East Hampshire District Council choose to allocate that area for such purpose. This will meet the spirit and purpose of draft policy H 21 b.



- KEY**
- 1 Vehicular access
 - 2 Emergency access
 - 3 Existing trees retained
 - 4 Stable
 - 5 Community orchard
 - 6 Gated track to orchard
 - 7 Ancient woodland
 - 8 Crematorium
 - 9 Access to crematorium
 - 10 Farm access
 - 11 Managed grassland / fallow
 - 12 LAP
 - 13 New dwelling
 - 14 Parking court
 - 15 Access road

Feasibility
STAINSBYARCHITECT

Master Plan
 Camp Field, Havant
 089 5K 04 18
 Date: 1.10.20 @ 22 July 2018
 www.stainsbyarchitect.com

Do not scale from this drawing. Outlines to confirm all dimensions before commencing work on site or shop drawings. STAINSBYARCHITECT to be notified of any discrepancies.

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