

Development Consultation Forum

Land West of The Crematorium,
Bartons Road, Havant

14th August 2018



Programme

- 17.30 Landowners' Consultants display in the Council Chamber.
- 18.00 Introduction – Councillor Leah Turner.
- 18.05 Explanation of Process and outline of planning policy and planning history – Steve Weaver (Development Manager).
- 18.15 Presentation by Landowners' Consultants.
- 18.35 Invited Speaker – Warblington and Denvilles Residents Association, Graham Beeston, Planning Officer
- 18.40 Invited Speaker – Rowlands Castle Parish Council, Cllr Frank Ball
- 18.45 Consultation Comments – David Eaves, Principal Planning Officer
- 18.55 Chairman invites Landowners' Consultants to respond to any issues raised by invited speakers
- 19.10 Chairman invites questions from Councillors.
- 19.35 Summary of key points raised during Forum and next steps– Steve Weaver
- 19.40 Chairman closes Forum meeting.

The purpose of the Forum is...

- To allow landowners 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



Land West of The Crematorium, Bartons Road, Havant



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Planning History

No relevant planning history relating to the site itself – several nearby planning permissions which provide context for the site

HBC and EHDC Decisions:

Crematorium building with memorial gardens, landscaping, access, parking, nature conservation works and associated matters – Permitted March 2012



Planning History

Linden Homes Site, Bartons Road (To West)

APP/14/00863 - Demolition of existing buildings and erection of 55 dwellings - Permitted 25 February 2017

Land South of Bartons Road:

Outline application for residential development (175 dwellings) with associated infrastructure. Permitted December 2016

Two current applications – APP/18/00453 - Reserved matters (175 Dwellings) and APP/18/00565 – Access Road.

Southleigh Park House:

Hybrid application for up to 90 units with landscaping and infrastructure. Resolution to approve April 2018.



Policy Background

- **National Planning Policy Framework (NPPF) 2018**

‘Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account’



Policy Background

Development Plan includes:

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

Other Material Considerations include:

- National Planning Policy Framework 2018
- Local Plan Housing Statement 2016
- Draft Havant Borough Local Plan 2036 (2018).
- Residential Parking and Cycle Provision SPD 2016
- Borough Design Guide SPD 2011



Policy Background

NPPF

- Clear presumption in favour of sustainable development.
- Government objective of significantly boosting the supply of homes, including provision for affordable housing
- Need to maintain five year supply of deliverable sites
- Planning policies and decisions should promote an effective use of land in meeting the need for homes while safeguarding and improving the environment and ensuring safe and healthy living conditions
- Creation of high quality buildings and places – key aspect of sustainable development.



Policy Background

Local Plan position

- Site lies outside the urban area (Policies CS17 & AL2 of the Local Plan) - current policies seek to restrict development in these locations except in exceptional circumstances.
- To address the Borough's housing need – adopted Local Plan Housing Statement identified urban extension sites considered acceptable to be brought forward ahead of new Local Plan being adopted – this site not one identified.
- Draft allocation for this site was however included in Reg 18 Draft Havant Borough Local Plan 2036 (Policy H21) – Limited weight but indicates direction of travel.



Policy Background

Draft Policy H21: Site Opportunities and Constraints:

- Greenfield site
- Sits in cluster of sites north and south of Bartons Road - need to consider this context in particular in relation to access.
- Infrastructure provision - address in conjunction with other development sites in the area as far as practical.
- Access road to Crematorium – adjacent to eastern boundary
- Cremation Act (1902) considerations.
- Potential for archaeology
- Minerals safeguarding area



Policy Background

Draft Policy H21: Site Opportunities and Constraints:

- Area and surroundings likely to be used by Bechstein's bat
- Tree preservation order on site
- Groundwater Protection Zone, overlays a Principal Aquifer
- Recorded evidence of landfill or probable landfill on site
- Foul sewer crosses site



Key Planning Issues

Principle of development of greenfield site

- Adopted policy position
- Draft Local Plan 2036 – weight to be given to emerging policy will depend on stage that Plan has got to at time of submission.

Impact on Character and Appearance of Area

- Impact on wider landscape
- Density, design and layout of buildings and site

Housing

- Mix of units / sizes / tenure in context of Havant's housing needs
- Provision for affordable housing



Key Planning Issues

Relationship with neighbouring uses

- Crematorium to north east and new dwellings to the west

Environmental Issues

- Possible contamination issues
- Impact on trees, hedgerows and protected species

Highway Issues

- Vehicular access from Crematorium road; Sustainable transport links to cycle and footpath network
- Car/Cycle Parking – Parking Standards

Developer Contributions and requirements

- Affordable Housing, Education, Employment and Skills Plan, Ecological Mitigation, Community Infrastructure Levy



Presentation by Developers



Invited Speakers

Warblington and Denvilles Residents Association (WDRA)

Warblington and Denvilles Residents Association continue to be concerned that the local infrastructure is not being upgraded to meet the demands of new residents. Each project in isolation is reported to be containable within the existing infrastructure, yet it seems hardly credible that there will be adequate drainage, doctor's surgeries, hospital places, school places and so on for all these new residents in total.



Invited Speakers – WDRA (cont.)

Traffic The main concern I have for this development is the increase of traffic on Bartons Road in addition to that resulting from the development of 175 houses on the south side of Bartons Road, and I suspect an increase along Eastleigh Road onto Southleigh Road for access to the A27 at peak times.

Bartons Road to the East to the junction with Horndean Road/Comley Hill currently, and that is without the 175 houses, forms queues at peak times hindering traffic turning right out of Eastleigh Road. The alternative route to the A27 is Petersfield Road and through Havant centre on Park Road N & S. For the A3 to London it would increase the congestion through the Whichers Gate roundabout via Comley Hill or Petersfield Road whichever way they choose to go.



Invited Speakers – WDRA (Cont)

Therefore, the Southleigh Strategic Site Link Road is required as a matter of urgency to alleviate the Southleigh Road traffic especially contractor traffic which currently for the Bellway Homes development (The Haven) remain at the Warblington railway gates when closed with their engines running lowering the air quality for those homes and pedestrians as well as their speed causing a vortex for pedestrians especially on the West side where the pavement is narrow.



Invited Speakers – WDRA (Cont)

The Crematorium entrance, which this development appears to share, is 40 metres from the access to the site on the south side again this could cause problems turning left and right across the traffic. The current entrance to The Oaks Crematorium looks very pleasing. How is this entrance going to look afterwards?

Any traffic survey for the development must take into account all the current and proposed developments and not just the current impact for this development and should use real life data and not an algorithm that forecasts 1 extra car per minute at peak times.



Invited Speakers – WDRA (Cont)

Schools. The development will be probably be served by Sharps Copse Primary School, which at this current time is full (Hampshire County Council July 2018) and is quite a long walk away luckily on the correct side of the road. The current development on the south side produces a calculated 53 pupils which Hampshire County Council align to a requirement of 2 extra classrooms.

This development will produce a calculated 25 extra pupils so again an additional classroom may be required. The capacity of Sharps Copse Primary School to provide the additional classrooms, and additional staff, is for Hampshire County Council to decide. Probably larger class sizes will result.

Havant Academy and secondary schools are currently forecast to have room.



Invited Speakers – WDRA (cont.)

Additional developments within the catchment area of Sharps Copse Primary School may have an adverse effect on Education Services. To this end the NPPF, Section 8, Para 94 says:

It is important that a sufficient choice of school places is available to meet the needs of existing and new communities.

Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.”



Invited Speakers – WDRA (Cont.)

Doctors Overstretched doctor facilities may also be adversely affected.

Design I would like the contractors to consider a Low Carbon Design utilising low or zero carbon energy – solar panels within the construction of the roofs, such as PV Slate or Solar Roof Tiles which are popular with UK Local Authority planning departments, charging points for electric vehicles per house or central points for any dwellings where this is not feasible (flats etc.) and the mix of housing to include affordable housing integrated within the house mix and not segregated to fixed areas. We need to build communities and not a “them and us” defined area.



Invited Speakers – WDRA (Cont)

Luxury (as advertised) 4 bedroom housing is mainly out of the price range of most of the local community. This is local housing. These could attract Surrey or Greater London moves into the pleasant South with its fast commuter trains to London (a bit tongue in cheek) and fresh sea air from Budds Farm. Joking aside to get the housing market moving again property should be built to attract retired or other couples wishing to downsize. Current housing the developers have in their portfolio is not suitable. Consideration should be made for provision of apartments, with balconies to provide some outside space.



Invited Speakers – WDRA (Cont)

Even retirement villages and I do not mean the Macarthy and Stone type buildings. Lets get the 3 and 4 bedroom houses with 1 or 2 occupants back on the market instead and provide decent 1 or 2 bed accommodation for these moves.

So additionally and to round up:

There is a Principal Aquifer under the proposed land for which Portsmouth Water may provide adverse comments.

This development will remove another area of agricultural land.



Invited Speakers – WDRA (Cont)

Apple trees take 5 to 8 years to come to fruit so I am sure that the orchard and grass area will not be fulfilled as East Hampshire District Council also has the same requirement to find land for development to meet their Local Plan and the whole site may be developed, probably by the same contractor. This will exacerbate the effects I have outlined previously including the strain on utilities.

But what if a school and doctors surgery could be built as part of the whole site as well?



Invited Speakers – WDRA (cont)

This provides a respite to the problem as additional dwellings are due to be built on the Southleigh House site now known as Southleigh Park and as part of the Southleigh Strategic Site, dwellings are due to be built adjacent to Eastleigh Road almost opposite this development and also south of Southleigh Park.

A school is proposed for the Southleigh Strategic site but if the council hold out for the whole site, 1100 dwellings by 2036 – 1000 afterwards – to be developed instead of it being developed piecemeal then that school will be a long way off.



Invited Speakers WDRA (Cont)

That site does not currently propose a doctors surgery. Unless the infrastructure to support the housing is not put in place first, or in parallel with, the developments, including the utilities, then the standard of education and medical wellbeing may degrade seriously. Overall, at the rate land is currently being released for development from the Draft Havant Borough Local Plan 2036, there will be little that could be changed during the Examination in Public stage.

As I have said, if this development goes through all the planning stages and is built, I am sure East Hampshire District Council will wish to develop the remaining portion of land. Their Local Plan is still in the consultation stage and not available in the Public Domain as far as I can find.

I await the Reserved Matters or any earlier submission to comment further.



Invited Speakers

Rowlands Castle Parish Council (RCPC)

- Comments from **Rowlands Castle Parish Council Representative**. They are based on some discussions locally but do not represent the formal view of RCPC at this stage.
- I recognise that the Havant Borough Council perception is that the proposed development is at the far northern end of the Borough at the limit of their area. The perception from Rowlands Castle is that this development is just to the south of the Parish and that it will contribute to the impact of the substantial developments already planned in the area.



Invited Speakers - (RCPC)

- In terms of the plans for the development itself, it looks as if this could be a pleasant development. The Community Orchard looks as if it could be an interesting development.
- These comments are an initial view based on the limited plans as they now exist, but there is concern that this is another development with comments being sought on the impact in the immediate area without any comments or proposals on wider infrastructure issues. Local developments such as this should take place only in conjunction with the implementation of the wider infrastructure needed to cope with the impact of a scheme.



Invited Speakers - (RCPC)

- In terms of road infrastructure, this proposed scheme has the potential to contribute to the increasing pressure on Whichers Gate Road (WGR) a relatively short distance to the North. Already in this area there is a development of just over 100 houses on the road itself with more than 80 dwellings approved and being built in Rowlands Castle village. There are also further possibilities of developments in the immediate area. Much larger developments are planned to the West and the East.



Invited Speakers - (RCPC)

- WGR is only a short drive from the proposed development and it will provide the shortest access to the East towards Emsworth and Chichester, and to the West to the A3, Petersfield, Horndean and Waterlooville. Already there are bottlenecks on this road and a proper long term plan needs to be established to alleviate the problems that are already becoming apparent, particularly in the mornings and evenings.
- Another concern may be in the area of schooling, particularly in the provision for primary education. The School in Rowlands Castle is relatively close to the development and is already coping with the pressure from the existing developments mentioned above. There needs to be careful assessment of the overall needs in this important area.



Landowners responses to speakers comments

- The Landowners are not developers and they want to take a collaborative approach with the Council
- The feedback received is welcomed and will be taken back and considered prior to the application being submitted
- Concerns raised that the East Hants land would be overdeveloped. This is not possible due to the constraints on the site. A buffer will need to be retained between development and the Crematorium and Ancient Woodland, there are also requirements for open space and SUDs. Therefore it is anticipated that approximately 50 units could be accommodated on this land.



Landowners responses to speakers comments

- The education authority has confirmed that there are adequate secondary school spaces to accommodate the size of this proposal.
- Primary places are required and it is likely that this would be provided in additional classrooms rather than larger class sizes.
- The infrastructure requirements are understood including the context of the wider Southleigh Development. The scheme is not being looked at in isolation.



Landowners responses to speakers comments

- With regard to potential traffic issues we will be in discussions with the Highways Authority. It is understood that the infrastructure must be in place, including the impact from other developments and local growth, and will not be considered in isolation.
- The Bellway development is obligated to provide improvements to highways network including cycle and pedestrian works including along New Lane. This development will link into these.
- Will take away comments re solar panels etc



Consultations



EHDC Planning Policy

- Development supported by emerging HBC Local Plan Policy to which EHDC has had input.
- Area within East Hampshire District proposed as green infrastructure - policy compliant with our adopted Local Plan.
- Any proposal should not prejudice any future development of the part of the site within East Hampshire
- Need to ensure adequate capacity in all infrastructure to deliver development on land in EH should it come forward in emerging new Local Plan.



HBC Housing

- Policy CS9 requires 30-40% affordable housing
- High demand for affordable housing in Borough (1820 households)
- Applicants proposing 79 units – range of units 1 bed flat to 4 bed houses.
- Expect minimum of 24 affordable units
- Tenure Split expected to be around 70/30 rented/shared ownership – with proportion to accommodate residents with mobility issues.
- Support proposal pending final affordable housing numbers, type and tenure.



Highways

HCC Highways:

- Access arrangements utilise existing right turn lane into crematorium. Require full assessment to ensure access can accommodate additional flows.
- Potential for additional development to come forward in East Hampshire. Advisable access proposals tested against wider potential development.
- Construction Access and management plan required.
- Transport Assessment and Travel Plan needed.



Highways

HCC Highways:

- Junction surveys and modelling required to assess impact on local highway network.
- Traffic growth to be factored into assessment
- Distance to bus stops considered and improvements should be explored by the applicant
- Links to cycle and pedestrian routes required

Traffic Team:

- No adverse comment



Natural England & Council's Ecologist

- Within 5.6km of Chichester and Langstone Harbours SPA - Habitats Regulations Assessment needed
- Appropriate surveys required to inform biodiversity and mitigation plan, including measures to enhance wildlife.
- Consideration of Protected species and adjacent ancient woodland (designated as Site of Importance for Nature Conservation)
- Bechstein's bat species impacts to be considered/mitigated
- Links to existing green infrastructure and impact on South Downs to be considered



Landscape Team

- Landscape buffer screening site from access road to Crematorium essential; also buffers needed in relation to Ancient Woodland, TPO and SINIC
- Layout needs to make best use of key vistas and viewpoints and use high quality materials.
- Recommendations made for Local Area of Play
- Car parking - soft landscaping required
- Parking location in relation to served dwellings needs clarifying
- Application requires clear and proactive commitment to encouraging sustainable transport



Arboriculturalist HBC

- Full Arboricultural Impact Assessment Tree Protection
- Plan and Method Statement

HBC Archaeologist

- Site has Archaeological Potential which needs to be explored further - Conditions recommended



Local Architects Panel

- Shared access with Crematorium questioned
- Better screen planting needed along approach road
- Density looks reasonable
- Layout too regimented - more imaginative approach road layout would reduce speed and dominance of cars
- Central open space & play area appears symmetrical, formally set out space - out of character with locality
- Cycle/pedestrian connections not clear
- Comprehensive masterplan for whole site needed (HBC & EHDC)
- No evidence of placemaking or sensitivity to particular qualities of this site/location



Environment Agency/Portsmouth Water

- Development lies within area of sensitive groundwater used for Human Consumption.
- Source Protection Zone 1C - further details will be required.
- Presumption against piling and deep bore soakaways
- Development raises some environmental concerns
- These need to be addressed in any planning application to ensure no environmental impacts



Southern Water

- Public foul sewer within proposed site.
- Requires development buffer
- Assessment required for point of connection to foul and Surface Water sewerage systems and determine sufficient capacity
- Responsibility of developer to make suitable provision for disposal of Surface Water



Hampshire Police

- Recommendations in relation to security of allotments
- Allotment access design to avoid access to adjoining land by vehicles
- Recommendations for enclosure of Local Area of Play
- Rear garden access concerns in relation to crime
- Emergency access to Bartons Road should include appropriate barrier to prevent improper use
- Lighting requirements



Environmental Health

- Acoustic report/assessment required – potential rail and traffic noise impacting on dwellings and mitigation
- Conditions recommended in relation to noise and lighting



Children's Services (Education)

- Development expected to generate 25 primary age and 17 additional secondary age children.
- Sufficient secondary school places for development; however contribution required for additional primary school places



HCC Minerals

- Development lies within mineral and waste consultation area
- Further exploratory work needs to be undertaken on site and submitted as minerals safeguarding report and assessment
- Report will enable Minerals Planning Authority make recommendation for the extent of any prior extraction and appropriate conditions



Main Points of Discussion

Q. Has anyone spoken to the Co-op regarding sharing the access road?

A. The crematorium was purchased from the Southleigh Estate so provisions have previously been made for this - aware of proposals.



Main Points of Discussion

Q. No properties should be constructed on the area to the left of the access road to the crematorium so as to minimise the visual impact on this approach – should be open green space

A. Recognise the sensitivity and layout work ongoing. The design includes mounding approx. 2m high to be in-keeping with landscape. Young Sweet Chestnuts have been planted along verge of road which will provide some natural screening. There are no plans to erect tall fencing to the rear of these properties to the east of the site. Rural edge agri-type fencing. Possible hedging will be planted to act as a buffer. In time would not see houses.



Main Points of Discussion

Q. Council undertaking its own infrastructure work. This is questioning whether lots of small Local Areas of Play Areas appropriate or whether contributions to larger sites would be more appropriate.

A. Will consider these approaches.

Q. Would consideration be taken into giving the site a separate entrance to the west of the site (instead of sharing with Crematorium)?

A. Comment will be taken on board and considered further.



Main Points of Discussion

Q. Would you propose to ensure garages are retained for the parking of vehicles, avoiding tandem parking and restricting the parking of works vehicles on the road?

A. We will take a collaborative approach and respond to the Councils Design Guidance. We will look to Development Management to steer us in the right direction.



Main Points of Discussion

Q. Who would set up, organise and run the Community Orchard and who would manage the open space land within East Hants?

A. There are many examples of Community trusts around the country. There will be no problem with sourcing this and this will be dealt with by a Section 106 agreement to tie how the land is to be managed.



Main Points of Discussion

Q. What is your proposed timescale?

A. We would like to gain approval and begin development within the next couple of years

Q. Who will pay for the maintenance of the open area?

A. The obligation would be on the developer and would be legally bound by Section 106, if the Council did not want to take on ownership.



Main Points of Discussion

Q. Are any important trees to be removed?

A. Happy to retain essential trees. The Oak trees are a valued feature, and to be part of the green area of open space to be retained as a feature for the development. The trees are also important in terms of Ecology. Whilst emergence surveys for bats have not found roosts in the trees they may have potential in the future.



Questions from members of the public

Q. Are you aware of the impact on the local roads when the A27 is closed due to accidents?

A. This is something that is hard to account for as doesn't happen on regular basis. HCC may insist on improvement contributions as part of the application.

Q. Will you be considering ways to conserve water, solar panels and electric charging points to future proof the properties?

A. Charging points possibly could be conditioned as part of an approval. We are including SuDS and Infiltration systems. Water conservation at source is the approach.



Questions from members of the public

Q. What provision has been made for public transport to make the site more accessible especially for less able bodied?

A. Convincing the bus companies of the viability of running an additional service is difficult for a scheme of this size. This would be looked into as part of the Travel Assessment. There would be footway access to bus stops that are there. A Travel Plan would raise awareness of routes and could provide vouchers for cycles.



Questions from members of the public

Q. Living next to the site, will the proposal increase the flooding to the gardens?

A. The attenuation pond may reduce the current problems with flooding to the gardens. It would hold back water with low rate of release.

Q. Will the unprotected trees along the western boundary be removed?

A. No we are looking to retain all the trees to the west of the site which are structurally sound. Intention is to keep trees.



Questions from members of the public

Q. Concern over wildlife (bats, newts, woodpeckers, deer, buzzards and barn owls). Ecological impact questioned.

A. Range of surveys undertaken will inform development.
Providing wider buffer to Ancient Woodland than required by Natural England.

Q. Why have the bat boxes recently been removed from the Linden site area.

A. The owners of the land are not responsible for the removal, and were unaware this had been done.



Questions from members of the public

Q. How will you protect the homes to the west of the site from noise, dust and pollution?

A. This can be controlled by a condition linked to Construction Management Plan which is typical on an application such as this.

Q. What about the security of our back gardens?

A. Designed to ensure protection.

Q. How will we go about keeping in touch with the development.

A. Adjacent neighbours notified of any application

(Officer Comment: Any application would also have site notices displayed and press notification)



What Happens Next?

- Summary notes will be provided on the Council's website
- 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.

