

Development Consultation Forum

**Land at Padnell Grange, Padnell
Road, Cowplain
11 December 2018**



Programme

- 18.00 Developers display in the Council Chamber.
- 18.30 Introduction – Councillor Leah Turner.
- 18.35 Explanation of process and outline of planning policy and planning history – Steve Weaver (Development Manager).
- 18.45 Presentation by Developers.
- 19.05 Invited Speaker – Waterlooville & District Residents Association.
- 19.10 Consultation Comments – David Eaves, Principal Planning Officer.
- 19.20 Chairman invites Developer and their team to respond to any issues raised by invited speakers.
- 19:30 Chairman invites questions from Councillors / Public.
- 20.00 Summary of key points and next steps – Steve Weaver.
- 20.05 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

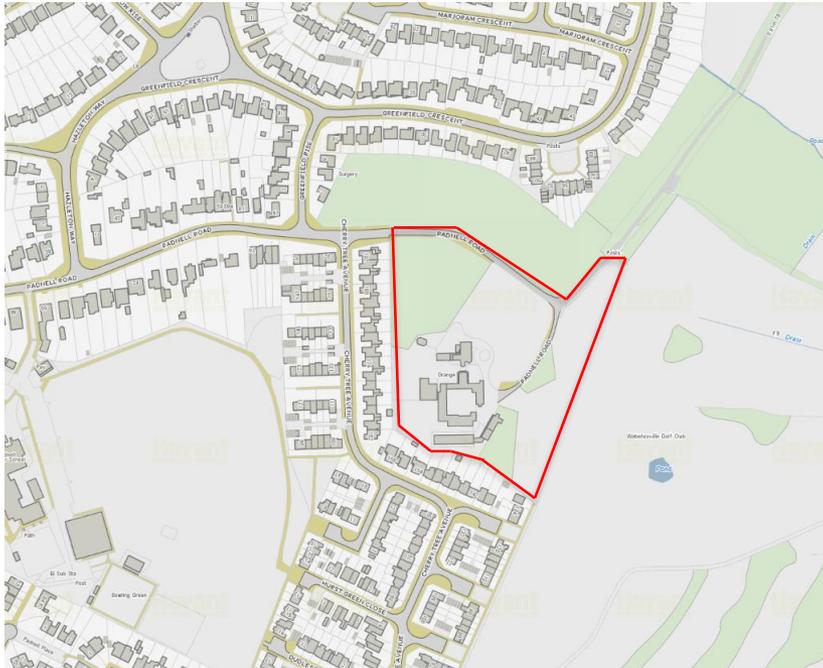


The outcome of the Forum will be...

- 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



Indicative layout for 86 dwellings



Proposal

- 86 dwellings – gross density of 30.8 dwellings per hectare
- 25 units to be affordable
- Heights range from two to three stories
- Majority of protected trees retained
- Access from Padnell Road
- Formalises existing informal footpath through site



Planning History

- No previous planning applications for comprehensive redevelopment of the site.
- Main building originally built and occupied as a residential property.
- Previously used as a professional training centre, offices and some residential accommodation.
- A number of outbuildings used for industrial and agricultural purposes.
- Change of use of offices to residential approved in 2015.



Policy background

- Included as a housing allocation in the Havant Borough Local Plan (Allocations) 2014 – indicative capacity of 84 dwellings.
 - Site specific criteria including access from Padnell Road; Heritage Statement; retention of TPO trees; addressing effects upon adjacent SINCS
- Identified as a proposed housing allocation (Policy H46) in the Draft Havant Borough Local Plan 2036 for 85 dwellings.
 - Additional criteria including aim to retain and adapt historic buildings; mitigation for Bechstein bats; create acceptable relationship with residential properties and Golf Course adjacent; retain footpath to Cherry Tree Avenue
- NB Neither allocation includes the proposed attenuation basin area



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:

- NPPF 2018
- 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
- 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



Key Planning Issues

- Design and layout
 - Character and mix of development
 - Whether existing buildings should be reused
 - Suitability of using land outside allocated site
 - Proximity to residential properties & Golf Course, and any associated landscaping requirements
- Affordable housing provision
- Wider landscape impact – proximity to SINC's and rights of way
- Ecology – impact on protected species, including Bechstein Bats
- Tree protection – TPOs on and adjoining the site
- Highway considerations



Presentation by Developers



Invited Speaker - Waterloo & District Residents Association

Obviously Residents' Associations are concerned about the whole impact a proposed development will have on an area. Infrastructure, or the lack of it, is worrying and I appreciate not really the concern of a developer but: 86 new houses equals at least 172 extra people with probably the same amount of cars and vans wishing to use Padnell Road, Hazelton Way and Cherry Tree Avenue for access and egress.

The residents of Cherry Tree Avenue have complained for years that it is no better than a rat run, the extra traffic will simply make an acknowledged local problem worse.

The same 172 people, plus their children need schools and medical care facilities.



Invited Speaker - Waterlooville & District Residents Association

- A resident who lives on the junction of Cheery Tree Avenue and Padnell Road contacted me to say that if he had known of this proposed development and the predictable increase in traffic that will follow he would not have spent money on improving his property. This resident is in the audience this evening.
- Another resident notes: that a notice for a Traffic Regulation Order has been placed within the last few days, can we assume that this is linked to the proposed development? Naturally this will serve to further restrict the available parking currently available in the area.
- Apparently, just over 10 years ago the police had to be called to the Grange because contractors were felling trees to the horror of local residents. Havant BC put a tree preservation order on the area. If trees have to be cut down during development and they are oaks, please consider donating them to the restoration project of HMS Victory – potentially good PR!



Invited Speaker - Waterlooville & District Residents Association

Questions:

- Asbestos is probably in parts of the Grange, do you think you will have to deal with any other toxic or dangerous materials when you demolish the buildings?
- How confident are you that you can relocate the great crested newts?
- Is an attenuation basin developer's speak for pond?
- How extensive will be the use of solar systems in building these properties?
- Will grey water systems be automatically included in each property?
- Slightly more complicated from an engineering point of view is the harvesting of rainwater, do you intend to install these systems?
- Will all car hard standings be laid using permeable material?
- Is a two and a half storey building a house with an attic?
- Will fibre cabling be automatically made available to each property at build?



Invited Speaker - Waterlooville & District Residents Association

- On Page 23 of Bellway's 2018 Annual Report and Accounts under the heading of Local Communities it states: "We operate the Considerate Constructors Scheme on developments where appropriate. " What does this mean?
- On Page 38 of the same report the question of waste is mentioned. Waterlooville Mens Shed, located less than a mile from Padnell Grange, on Padnell Road have a Waste Licence and will willingly take your off-cuts of wood. Mens Shed is aware I'm mentioning them at this forum. Potentially another PR opportunity!



Consultations



Highways Authority

- Eastern boundary of site abuts Public Footpath 127 – layout must provide cycle links to this footpath which will need to be upgraded to 3m width
- Future residents wishing to access/egress the A3(M) may use Junction 3 by means of Cherry Tree Avenue. Due to the geometry, number of side junctions and on street parking, the developer should investigate ways of discouraging use of this route.



Housing

- High demand for affordable housing in the Borough
- Proposal should deliver minimum 30% affordable housing
- The 25 units proposed therefore need to be topped up to achieve this requirement – either on site or by financial contribution
- Expect to see a small number of 4 bed units included in provision (none currently proposed)
- Expect to see a mix of rented and shared ownership – usual tenure split 70/30.



Environment Agency/Archaeology

Environment Agency

- Site lies within a Source Protection Zone
- Further work will be needed to show how this issue can be addressed to ensure no environmental impacts

Archaeology

- Some potential for previously unidentified archaeology
- Further in depth work required to inform a Heritage Statement, which analyses the site and the impact the development may have, and puts forward a mitigation strategy to deal with any issues arising



Developer Contributions

HCC Education

- No education contribution required

HBC Community Infrastructure Officer

- Legal agreement likely to be required in connection with proposals covering:
 - Affordable housing
 - Management arrangements for communal areas and drainage
 - Highways matters
 - Ecology contributions
- Community Infrastructure Levy will apply to proposals



Environmental Health

- No objections in principle
- Conditions likely to be requested relating to:
 - internal noise levels within dwellings
 - external lighting schemes
 - Construction Environmental Management Plan



Response to speakers

- Q: What will be done if asbestos or other contaminants are encountered on site during development?
- A: Statutory regulations regarding the safe removal of asbestos and other contaminants will be adhered to.

- Q: Great crested newts have been observed within the site, will they be relocated?
- A: An ecologist employed by Bellway has reported that no newts inhabit the site, but are present on the adjacent golf course and do cross into the site. Newts on site prior to construction would be trapped and released back onto the golf course; temporary fencing will be erected between the golf course and the site until completion of development to prevent newts from crossing into the site during construction. Once complete the proposed attenuation basin (tantamount to a pond) would be of benefit to the newts.



Response to speakers

- Q: Will Bellway be incorporating any sustainable design features, such as solar panels or grey water systems?
- A: Bellway take a “fabric-first” approach. Building fabric will be used which, for example, provides a high level of insulation so as to reduce energy consumption. It is also intended that low-water sanitary ware will be installed within the properties.
- Q: Will areas of hard standing be constructed using permeable materials?
- A: Where possible yes. Attempts will be made to minimise surface water run-off.



Response to speakers

- Q: What is meant by a “2 ½ storey” property?
- A: 2 ½ storey properties are two storey properties which then have additional accommodation (a 3rd storey) provided within the roof space. The rooms are often served by dormer windows.

- Q: Will fibre cables be installed to serve the properties within the site?
- A: The provision of fibre cabling will be looked into; BT Fibre has been included within other Bellway sites. All other utilities, such as the gas network, will also be given consideration.



Response to speakers

- Q: Will a Construction Environmental Management Plan be submitted as part of an application and will efforts be made within to minimise the impact upon local residents?
- A: Development would be implemented in accordance with the principles of the Considerate Contractors Scheme with a view to minimising the impact of construction upon local residents. Such measures would inform the CEMP which would be reviewed prior to commencement of development.
- Q: Is there potential for wood off cuts and trees to be reused locally?
- A: Yes.



Main Points of Discussion: Councillors

- Q: There is concern regarding the impact of increased traffic numbers and movements, particularly along Cherry Tree Avenue, upon existing local residents. What impact would the development have on local traffic and what mitigation measures would be put in place to reduce this impact?
- A: Bellway will be working with a Highways consultant and will be consulting the HCC Highway Authority. Standard models of traffic generation, based upon surveys of existing development sites at various times of day, will be used to identify expected levels of traffic and likely routes to be taken to/from the proposed development. The predicted level of additional traffic generated by the development at peak times is not considered significant. Impact upon existing traffic routes, including Cherry Tree Avenue and other surrounding roads and junctions, will be considered.



Main Points of Discussion

- Q: Would it be required by condition that vans must be parked within driveways (of properties within the development) and not on the street?
- A: Restricting van parking will be considered, but would be difficult to enforce, relying on residents to report to the Council.

- Q: Could it be required by condition that garages cannot be converted to additional dwelling space?
- A: Historically garages have been restricted to this use only, but this is becoming less common; the prospect will be discussed with planning officers.



Main Points of Discussion

- Q: What measures would be employed to prevent damage to protected trees from vehicle movements and parking?
- A: The layout of the development will be designed to minimise parking on root protection zones.
- A: Important trees could be further protected with appropriate boundary treatments e.g. timber bollards.
- Q: Would you be prepared to undertake survey into traffic at Cherry Tree Avenue?
- A: Yes if HCC Highway Authority feel a traffic survey would be beneficial.

- Q: Will the PROW remain open during construction?
- A: The footpath would remain open throughout development and protected with Heras fencing.



Main Points of Discussion

- Q: Plot 86 in north-west corner of site would be situated in close proximity to properties within Cherry Tree Ave. Currently the properties are screened by conifer trees, but these would be removed during development. Could this property be removed from the scheme or reduced to single storey?
- A: A reduction in scale will be considered, it may also be possible to swap the house and garage positions so that the house would be further from existing properties. Proposed mitigation measures currently include limiting windows at first floor level and providing obscure glazing; it is likely to be conditioned that further windows would require permission. A judgement call would be required regarding the removal of trees – they provide screening, but block light, a better boundary treatment may be available.



Main Points of Discussion

- Q: Would overflow from the proposed pond in the north-east corner of the site be directed to the drainage ditch between the site and the golf course? The drainage ditch currently overflows during heavy rains and floods Sheepwash Lane; the pond may exacerbate this.
- A: The pond would be designed to be able to deal with heavy rains, but any overflow would be directed to the woodland area to the north.
- Q: What measures would be put in place to prevent clay earth from the site being moved onto surrounding roads during development?
- A: A CEMP, to be required by condition, would be expected to include an instruction for vehicles to be cleaned prior to exit from the site.



Main Points of Discussion

- Q: What measures would be put in place to prevent people and properties from being hit by golf balls from the adjacent golf course? Would a net be positioned along the eastern boundary?
- A: A degree of protection would be provided by existing hedging and further landscaping to the eastern boundary could be explored. Netting would not be a visually beneficial solution.
- Q: Stewart Borrow, late local philanthropist, is buried within the grounds of the application site, what will happen to his grave?
- A: The proposed site layout avoids disruption to the grave; the existing hedge surrounding the grave would be maintained throughout development. Following completion of the development the long term maintenance of the grave will be the responsibility of the family.



Main Points of Discussion

- Q: The proposed block of flats would be out of character with surrounding development as no other blocks of flats exist within the locality.
- A: There is a need for affordable housing with a particular focus on providing 1 and 2 bed properties. Such properties can be more easily and efficiently provided in the form of flats. The flats are considered to sit comfortably within the site.
- Q: Design guidance advises that affordable housing should be pepperpotted throughout development sites, why is the proposed affordable housing clustered together within the central block of flats?
- A: Affordable housing would be provided in a total of three different locations within the site, not just within the central block of flats. Bellway considers the proposed distribution reasonable for the scale and density of the site.



Main Points of Discussion

- Q: Trees on site were granted TPOs to prevent felling following the removal of several mature oaks from within the site. The proposal seeks to fell a further three oak trees, now subject to TPOs to prevent such action.
- A: Bellway has employed an Arboriculturist to survey the trees within the site. The three oak trees proposed for removal are of the lowest health and have lower life expectancy and are of lower quality than other trees on site. Priority has been afforded to the retention of Grade A trees. The matter will be further reviewed with Council's Arboricultural Officer.
- Q: In respect of increased traffic, is the proposed density appropriate for this site/area and what mitigation measures are proposed?
- A: A density of 33 dwellings per hectare is proposed for the site, which is within Council expectations. The density of houses within Cherry Tree Avenue is higher (45 p/h), though bungalows are lower density at 25 p/h.



Main Points of Discussion

- Q: Pipe work from existing properties may run under the site and are of pitch fibre.
- A: New drains will be constructed to serve the development so existing pipe work would be unaffected. Any issues of capacity within the main sewer network will be picked up by Southern Water and any required upgrades would be undertaken as part of the development.
- Q: Will every property within the development benefit from allocated parking? How many spaces will be provided per property?
- A: Houses will be afforded allocated parking; spaces per property will be in accordance with parking standards. The affordable flats will likely be provided with shared parking spaces in accordance with parking standards. Unallocated visitor spaces will be provided throughout the site.



Main Points of Discussion

- Q: Traffic issues are very important to local residents, please listen to local road users instead of relying on surveys from other areas.
- A: A local survey will be conducted if considered necessary by the HCC Highway Authority.

- Q: Has consideration been given to routing the footpath between the edge of the site and the golf course rather than through the site?
- A: Planning officers are keen to maintain the PROW for dual use for pedestrians and cyclists which will require suitable surface treatment. It is considered safer to route the path through the development where it would be visible and overlooked (natural surveillance).



Main Points of Discussion: Residents

Q: Why has 'shared space' been proposed within the development after a national ban on shared spaces has recently been proposed?

A: Bellway is aware of the recent guidance on shared space, including more recent clarifications which suggest that the main concern is for town centres and areas of high traffic where vehicles present a danger to pedestrians. Advice regarding shared space in residential areas varies between local authorities; HBC's position on the matter will need to be clarified. Guidance advises that shared spaces may be difficult to navigate by those with visual impairments; measures to assist with navigation will be integrated into the design of the shared space. Shared space would provide a soft edge to the development, thus enhancing its character.



Main Points of Discussion

- Q: Traffic is a major issue in the area, particularly along Cherry Tree Avenue. A further increase in traffic presents an increased risk to road users, particularly children. The Council has a duty of care to protect residents. It would not be enough to use algorithms and surveys of other sites, which may be inaccurate and irrelevant to this specific area. A survey should be conducted of the local area at peak times of day, including during waste collections.
- A: Matters of highway safety will be key in the determination of the application, which will be assessed in consultation with the HCC Highway Authority. Any accident data will be assessed as part of this process.



Main Points of Discussion

- Q: Access from the development onto Padnell Road would be very narrow, would the road need to be widened? This would require removal of trees lining the road, what provisions will be made for the wildlife within them?
- A: The access will need to be widened, but where this takes place will be carefully considered. Efforts will be made to avoid widening to the north into the area of higher ecological value. Bellway would be comfortable removing the trees to the south of the road which are of lower ecological value. New planting would be proposed within gardens and open space, which would comprise native species to encourage biodiversity.
- Q: Local residents use parking spaces near the proposed site access, which may in future be used up by new residents of the development.
- A: It will be important to demonstrate that parking provision within site will comply with current parking standards.



What Happens Next?

- Summary notes published on 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.

