

# Development Consultation Forum

**Land at Blendworth Crescent, Holybourne Road  
and Kingsclere Avenue**

**31<sup>st</sup> March 2016**



# Programme

17.30 Developers display in the Council Chamber.

18.00 Introduction – Councillor David Guest.

18.05 Explanation of Process and outline of planning policy and planning history – Steve Weaver, (Development Manager).

18.15 Presentation by Developers.

18.45 Invited Speaker– Warren Park Residents

Association



# Programme

- 18.50 Comments from Consultees - Heather Lealan (Principal Planner Development Management).
- 19.00 Chairman invites Developer and their team to respond to any issues raised by invited speakers.
- 19.10 Chairman invites questions from Councillors.
- 19.40 Planning Officer summarises key points raised during Forum – Steve Weaver (Development Manager).
- 19.50 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 issues that need to be considered in a future planning application
- Take the place of normal planning application process or role of the Development Management Committee



# Land at Blendworth Crescent and Holybourne Road



# Land at Blendworth Crescent



# Land at Holybourne Road

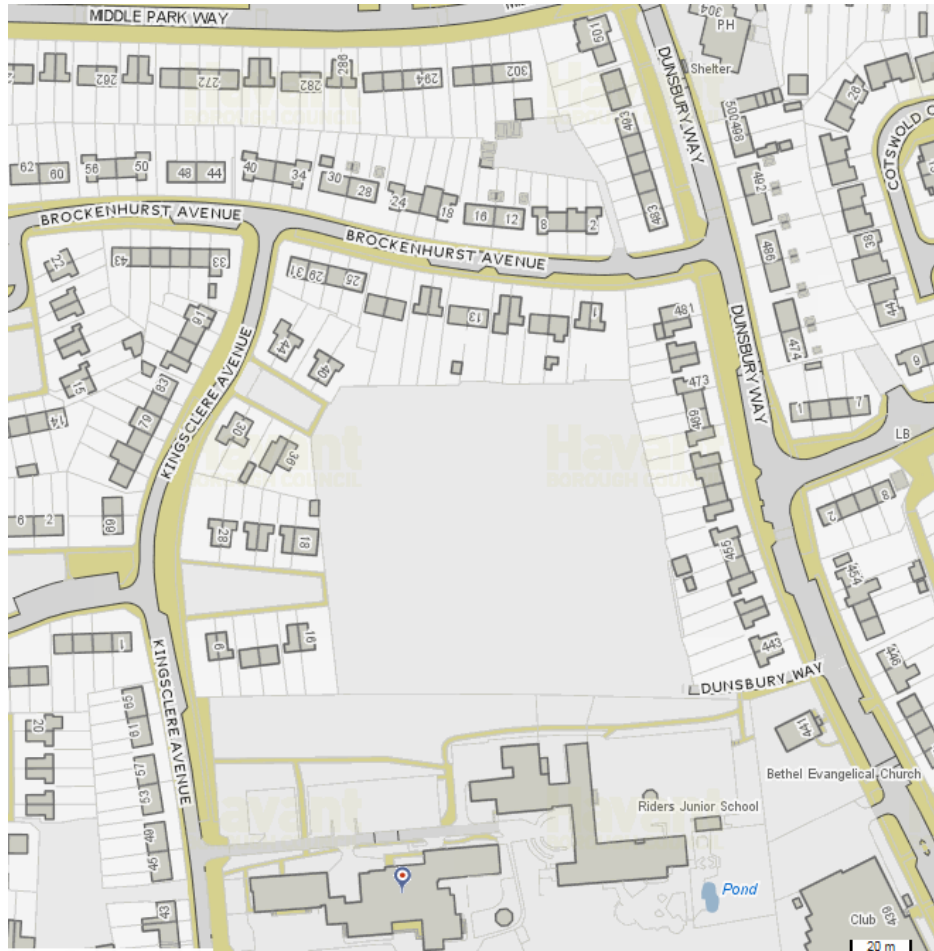




# Land at Kingsclere Avenue



# Land at Kingsclere Avenue



# Planning History

- The sites are public open spaces located within the urban boundary of Leigh Park and are all identified within the Havant Borough Local Plan (Allocations) as allocation sites for housing.
- The sites are all within the ownership of Portsmouth City Council, (PCC).



# Planning History

- PCC have commenced pre-application discussions with Officers at Havant regarding the layout of the three sites, with a more detailed scheme submitted for discussion in relation to the Kingsclere site.
- There is no relevant planning history for these sites



# 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

Other Material Considerations include:

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



# Policy Background

## Local Plan (Allocations):

Policy LP1 - site allocated for residential development in Leigh Park

### Blendworth Crescent Open Space (L86)

- Site area 1.19 ha
- Indicative number of dwellings 48
- Current proposal for 51 dwellings



# Policy Background

- Site Specific Requirements;
  - Access to be provided from Blendworth Crescent
  - Ecological Survey
  - Pedestrian access to school to be retained/maintained/improved





# Policy Background

## Holybourne Road Open Space (L89)

- Site area 0.30 ha
- Indicative number of dwellings 8
- Current proposal for 11 dwellings
- Site Specific Requirements;
  - Access to the site from Holybourne Road
  - A 15 metre buffer required from culverted stream to the south of the site



# Policy Background

## Kingsclere Avenue Open Space (L21)

- Site area 1.46 ha
- Indicative number of dwellings 26
- Current proposal for 38 dwellings
- Site Specific Requirements;
  - Access must be provided from Brockenhurst Avenue or Dunsbury Way or Kingsclere Avenue
  - Retain footpath link between Kingsclere Avenue and Dunsbury Way
  - Design and layout to retain and integrate some of the existing open space and improve its value



# Key Planning Issues

1. The development's role in the future housing provision within the Borough, including affordable housing
2. Whether the scale and nature of development on the site is acceptable in terms of the character and appearance of the area
3. Highways issues including wider transport and highway implications, access into the site, car parking/servicing arrangements
4. The relationship of the new development to surrounding residential development
5. Retaining and increasing the value of public open space



# Presentation by Developers



# Consultations

## (Written comments Received)



# HBC Housing

- This proposal would need to comply with Core Strategy policy CS9. 2 and provide 30-40% affordable housing **on-site**
- Portsmouth City Council have suggested that they could set aside a total of 35 units (35%) as their affordable housing obligation
- These homes will be available to those applicants registered on Hampshire Home Choice (HHC) with a local connection to the Havant Borough.
- It is expected that Havant Borough Council receive 100% nomination rights to the 30-40% affordable provision. At this stage details of the mechanism to ensure that those homes go to Havant HHC applicants has yet to be finalised.



# Landscape Team

- General landscape comments across the three sites
  - Hard surfacing, prefer emphasis is placed upon higher quality materials used more sparingly than expanses of standardised block paving to vehicular areas.
  - Side boundaries for house plots adjacent to access routes through the site will be visually prominent – appropriately detailed screen walls are recommended in lieu of fencing.
  - Sufficient space (soil volume) will be required for establishment of the trees proposed within the layouts.
  - Can open spaces perhaps also offer potential for integrated SUDS / green infrastructure



# Highways HCC/HBC

- Applicant needs to provide:
- **Transport Assessment** – To fully assess: Access to the site, the Transport and Highway impact of the development and identify suitable mitigation measures.
- **Travel Plan** – Set clear aims and objectives, an action plan of measures to encourage sustainable transport choices to and from the site.
- **Parking requirements** - Will need to demonstrate that satisfactory servicing arrangements can be provided and that the development will provide adequate parking for both vehicles and cycles both when it is completed and during the construction period .





# Highways HCC/HBC (Cont.)

- **Site Layout** – The access to each of the sites must be designed to the Highway Authority standard and demonstrate that the required sight distances are available. If the provision of sight lines require the making of Traffic Regulation Orders then the loss of any existing street parking must be quantified and the opportunity to provide on-curtilage parking for existing properties investigated.



# Countryside Access Team

## Comments made in relation to Kingsclere Avenue:

- An application has been made to Hampshire County Council to add two public footpaths to the Definitive Map under the provisions of the Wildlife & Countryside Act 1981, across the site.
- It is possible and strongly recommended that the two un-recorded public paths are diverted to enable development to be carried out.
- The Borough Council has the power to make these diversion orders, which should be made as soon as possible after planning permission is granted.



# Questions



# Main Points of Discussion

Q. Car parking spaces allocation?

A. (KA) 88 for 38 units – 16 visitors spaces

B. (BC & HR) 2 for 3 bed and 3 for 4 bed units,  
unallocated spaces for flats

Q. (KA) Appearance of design does not appear as good  
as other proposal,



# Main Points of Discussion

- A. This is due to the nature of the sites and they have been designed to reflect surrounding properties
- Q. Are any properties to be shared equity
- A. Tenure all to be affordable housing 80% of market value



# Main Points of Discussion

- PCC allocation to be predominantly to Havant and Leigh Park area. Cannot guarantee all to be Havant and Leigh Park residents. Not within councils remit to have shared equity units
- Q. (KA) HBC policy to have open space for police to patrol
- A. Been identified through discussions with HBC to have a play area in this area of good quality



# Main Points of Discussion

- Being in position natural surveillance from surrounding properties
- Q. Have the plans been looked at by HBC Architects panels?
- A. To be discussed with Portsmouth to give them the opportunity to put to Design panel
- Q. Will driveways be porous
- A. All surfaces porous



# Main Points of Discussion

Q. Concern about parking during construction period/contractors vehicles

A. (BC/HR) First element to be roads and footpaths, to create on-site parking, for construction period

Q. Block of flats overlooking school are there any safeguarding issues?

A. Overlooking car park area of school rather than the playground





# Main Points of Discussion

Q. 5 storey flats (BC) is there a lift?

A. Yes

Q. Access to Kingsclere would be more preferable to be off Dunsbury Way to avoid school traffic

A. This has not been considered as this would involve the purchase of a property and access adjacent to church is not considered to be wide enough

Q. Concerned about traffic to be generated onto Blendworth Crescent



# Main Points of Discussion

- A. Have undertaken transport assessments, and should not cause increase to traffic at peak times in the area
- Q. Concern regarding height of flats (BC/HR) in relation to surrounding 2 storey housing typical in the area, lack of amenity space to flats (BC/HR)
- A. (BC) All flats will have private balcony space and in addition open amenity space



# Main Points of Discussion

- Scale and height set back from other properties in the area, set back from front of site
- (HR) Each flat has private balcony space, small amount of amenity space in terms of scale, set back from the adjacent property and at two storey at this point



# Main Points of Discussion

Q. 5 storey building (BC) although layered is concerning – taller than flats in Soberton Road. Would you considered reducing the height?

A. Tried to follow Planning Guidance so will wait for feedback from Planning officers – may be scaled down

Q. Are the balconies Juliet or proper balconies

A. Proper balconies



# Main Points of Discussion

Q. Clarification on the housing units for Havant

A. The properties will be split between BC & HR

B. Offering up 35%

Q. HHC not yet finalised for allocations. How can PCC work this out

A. A generic ad for properties available to be published on website, HBC to shortlist and forward to PCC for checking



# Main Points of Discussion

Q. Concern what the housing split will be as PCC not part of HHC system

A. Depending on how development progresses, aiming towards 30-40%. Will continue discussions with HBC Housing officers

Q. Considerable local opposition, what measures will be taken to engage with current residents and their concerns



# Main Points of Discussion

A. Take these seriously. Number of measures taken including considerate constructor scheme, and continuing discussions with local residents and schools, number of activities during the course of the project to engage with the local community



# Main Points of Discussion

Q. Resident of 27 HR, height of block of flats will block light and devalue the home. Flats only 5m away from their property

A. This will be considered during the planning application process. Developers and planning officers will take this on board





# Main Points of Discussion

Q. Resident from Compton Close – What is the Council's policy on parking provision for new dwellings?

A. Point was made by developers that this is in compliance with council policy.



# Main Points of Discussion

Q. 17 HR – Not enough parking for this development on site.  
Current parking issues – especially around school hours

A. Contractor will be doing BC & HR at the same time and using BC as set up site. Cannot address existing parking issues

Q. Property backs onto Plot 7 – Why is this so high

A. Only 2.5 storey and velux windows to roof with pathway to side with buffer zone between plot 7 and No. 17

Q. What will be working hours

A. Working hours 8.00 – 4.30, delivery hours 9.30 – 2.30



# 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.

