



David Eaves
Havant Borough Council

By email: david.eaves@havant.gov.uk

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Date: 17th February 2021
Your reference: APP/20/00658
Our reference: BS-2038

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Dear Mr Eaves,

APP/20/00658: Proposed Development site (former Electricity Board site), Bartons Road, Havant

As requested, this letter provides a consolidated overview on the various amendments submitted in respect of the above scheme. These amendments were provided in emails of 15th January 2021 and 18th January 2021.

Email of 15th January 2021

This email provided the following plans:

- 100I site plan
- 115C sections and bike store
- 116C block C floor plans 1
- 117B block C floor plans 2
- 118C block C floor plans 3
- 119C block C floor plans 4
- 120C block C floor plans 5
- 121B block C roof plan
- 122B block C elevations 1
- 123B block C elevations 2

The plans now show a 63.5% mix of 1-beds totalling 111 units and the remaining 36.5% representing a more than policy-compliant level of 64 x 2-beds. The majority of the 2-beds are now proposed in block C, hence the revised plans of this block only.

We have had due regard to the Council's parking standards as part of the process and note that the baseline number of spaces is virtually unchanged because of the nature of the mix. The 111 x 1-beds generate a need for 0.9 spaces and the 64 x 2-beds need 1.3 spaces = 183 spaces overall. 189 spaces are shown on the site plan, which meets the unallocated requirement, but is fewer than the 20% (37)

requirement for visitor spaces. We feel that this is an appropriate level of visitor spaces, not only because this requirement is based on 2011 Census data and therefore well out of date, but also because additional spaces would be to the detriment of soft landscaping at the site.

Obviously, this does not result in the aspiration for fewer spaces, but the site plan does now show an increase in usable amenity space because the parking has been rearranged. The most significant increase is to the west, where parking spaces have been removed and now views from Petersfield Road would show the blocks set in more landscaped grounds, with an east-west avenue of parking/access between, interspersed with tree planting. I am hoping you will agree that this is a better use of the space and achieves a good balance between meeting the parking standards and providing soft landscaping/usable space.

You asked for some words of comfort from Fortitudo in terms of the product they deliver relative to the opportunity to deliver the proposed mix at Barton's Road. Fortitudo's core business model is to provide high-quality accommodation primarily designed for first-time buyers who are seeking their first step on the property ladder. When a potential purchaser walks into a Fortitudo show home, the specification that they see is the same as they will have in their home. This is unlike the majority of developers who require cash payments and charge a mark-up for 'upgrades' that are very basic items including flooring, LED spotlights, tiling and mirrors in bathrooms, solid kitchen worktops and turf in garden areas. The Fortitudo product is also designed with the environment in mind, moving away from traditional gas fired heating systems and utilising air source heat pumps. Air source heat pumps absorb heat from the outside air to heat the property and provide hot water. Heat from the air can be extracted even when temperatures are as low as -15°C.

Should the current application be approved, this would be Fortitudo's second development in Havant, having previously redeveloped the site of the former Curlew pub on Petersfield Road. The pub was deemed to be unviable and Fortitudo constructed a development of 31 x 1-2 bedroom apartments. From a very early stage of marketing, it was evident that there was a demand for this type of property to come to market. When construction concluded in August 2019, 26 of the 31 apartments had been reserved and by December 2019 the development was fully occupied.

The profile of buyers at the development were predominantly young professionals and couples aged between 18-30 who were making their first property purchase, and whilst the development was very successful it highlighted a very obvious affordability issue for the local population. Prices at the development started from £145,000 and of the 31 owners, 22 used the government's help to buy equity loan scheme (requiring only a 5% cash deposit), with many others relying on gifted deposits from relatives. For Fortitudo, this reconfirmed a well-documented problem, that the cost of living, particularly in the South East, severely restricts the ability of those wanting to purchase a property to save the cash deposit required by lenders to secure a mortgage.

In summary, this is the rationale for the proposed unit mix and type at the application site. Looking at what is currently being built within the borough it would appear that an abundance of family homes are coming forward with the section of the market we are looking to cater for being neglected.

Potential for small supermarket

Thank you for your email of 07/01/21, where you took the time to consider the merits of a small supermarket as an alternative to the drive-throughs. I appreciate your willingness to think of alternatives, but we will look to continue with the drive-throughs for now.

Health

I have been liaising with McDonald's in respect of your policy colleague's concerns over restricting hot food takeaways. I will not repeat my previously made points about the weight to be given to the policy in question, but I do feel I ought to expand a bit on health in general.

The application is for a use class, so it is not the place of planning to judge an application on the basis of one menu versus another – indeed promoting healthy lifestyles in the NPPF in no way means restricting food choices.

What is relevant in the NPPF, however, is that paragraph 92 requires policies and decisions to '*plan positively for the provision and use of... local services to enhance the sustainability of communities and residential environments*', which is exactly what McDonald's does. The lengths McDonald's goes to to promote healthier lifestyles and benefit communities are quite considerable, so I thought it may assist if I provide some details for you below.

Training & apprenticeships

1. McDonald's commitment to employee education and progression incorporates both internal training programmes and externally recognised qualifications. The McDonald's training philosophy centres on career long learning – "from the crew room to the boardroom".
2. Each year, McDonald's invests over £43 million annually in staff training.
3. McDonald's has an ambitious apprenticeship scheme, which has seen tens of thousands of employees gain the necessary skills to progress in their careers.
4. Hundreds of business manager colleagues nationally have completed a foundation degree in 'Managing Business Operations', sponsored by McDonald's.
5. A high proportion of restaurant managers today were promoted from the entry level 'crew-member' position to management through the internal management training programme. In addition, 30% of the current Executive Team started working as restaurant crew and have worked their way up the business, taking advantage of the training and progression opportunities McDonald's provides.
6. McDonald's also offers hundreds of apprenticeships to colleagues at a variety of levels.

Fun Football

1. McDonald's has supported grassroots football for 16 years through our partnership with the FA making us the longest standing sponsor of grassroots football in the UK.

2. In 2018 McDonald's renewed its partnership with all four UK FAs, signalling the start of another four years of working together to support grassroots football throughout the country.
3. The new participation programme which aims to provide 5 million hours of fun football for children across the UK by 2022 – about 3.5 million of these are free.
4. McDonald's will also give over 500,000 children the chance to try football for the first time, through 'turn up and play' coaching sessions and Community Football Days.
5. The programme will comprise of: Club Taster Sessions, over 50 Community Football Days with famous faces and ambassadors, and Grassroots Awards in all four nations to recognise the volunteers who keep grassroots football going.

Grassroots Football Awards

1. McDonald's has held nine annual FA Grassroots Awards. The awards aim to recognise and reward clubs, coaches, leagues and volunteers who dedicate their time to grassroots football in their local community.
2. This year awarded the fourth Football Mum of the Year award, launched in 2015 and designed to recognise the integral but often unsung role mums play at grassroots clubs across the country
3. McDonald's is the Grassroots Partner of all four national football associations – The FA, The Scottish FA, Irish FA and Welsh FA
4. McDonald's Club Twinning was launched in 2008 to help McDonald's restaurants make a greater difference to their local football clubs and communities through coaching and business support to help clubs raise their standards and become more sustainable.

Currently over 850 McDonald's restaurants are twinned with local clubs with thousands of players benefiting from donated kit and equipment, trained coaches and courses as well as financial support to help improve facilities and host football-related events.

Email of 18th January 2021

This email provided the following updated technical work:

- Transport Assessment ref. 106.0019/TA/5
- Travel Plan ref. 106.0019/FTP/5
- Viability addendum titled 'Letter Bartons Road Havant – E Brighton 18th Jan 2021'.

In this email, I confirmed that the plans submitted 15th January should now be treated as a formal submission of revised plans please.

The attached addendum to the viability work looks at the effects on viability from a scheme with houses, as well as the tabled new mix. You will see that the income generation from houses is smaller than for flats, so houses would make the scheme unviable. It also sets out how the drive-throughs

would support the residential element, which would not be viable without them. And finally, it confirms that the proposed new mix of 175 units would be viable.

Your email of 22nd January

You wrote to me on 22nd January, requesting confirmation on your proposed updated description, namely:

'Mixed-use development comprising 175 apartments and two drive-through restaurants, together with associated access, parking and landscaping'.

I can confirm that we are happy to accept the above revised description.

Current position

Since our last correspondence, the following have been prepared and are attached for your consideration:

- Air Quality Report ref. P1071_A_2
- Response to healthy eating prepared by McDonald's, titled 'Havant McDonald's Response Complete'

I should add that the applicant's transport consultant kindly furnished Hampshire County Council with a copy of the revised TA and travel plan last month, in order to speed up progress. Officers have since come back with some minor queries that are currently in the process of being resolved. Given the minor nature, these should not have any further bearing on the plans mentioned in this letter. I would therefore hope – particularly given that HCC officers are aware of the specific questions relating to their remit – that you should find yourself in a position to circulate the updated plans and technical reports. To that end, I would be grateful for your confirmation that you are now able to proceed and the timeframes involved.

If you have any further questions, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'SA'.

Steve Tapscott BA (Hons) MA MRTPI
Associate Director