

From: Faithfull
Sent: 08 December 2020 00:09
To: Eaves, David
Subject: Site of, 19 St Peters Avenue, Hayling Island APP/20/00888

Dear Mr Eaves,

Further my previous email, I write in connection with our telephone conversation last week.

Firstly, may I thank you for your time earlier. Secondly, may I briefly summarise our conversation as below:

1) The design for this scheme is largely based on the scheme granted consent in December 2007 (your ref: 07/61610/003), and I enclose a copy of the approved drawing for your information. The decision notice describes the approved scheme as "New dwelling to replace bungalow demolished under Planning Permission 97/61610/000". In light of this consent, we consider the validity of the earlier consent (your ref: 97/61610/0000) is not disputed and it was properly implemented.

2) We would also consider that as the proposal's design, mass, bulk and width is similar to the 2007 consented design, it can also therefore be considered appropriate to the character and appearance of the local area.

3) At present, the details of the M&E services have not been fully designed. Therefore it is not possible to confirm these details, however I trust an outline of the design principles will enable your Environment Health department to accept the proposal; although we would, of course, consider suitable Planning Conditions. The principle is that the whole house will be covered by a passive mechanical ventilation, with heat recovery system (MVHR system). This will allow energy efficient fresh air ventilation giving compliance with CO2 reductions required by the Building Regulations. I enclose a copy of the certificate for the Helios system of a system we have used previously, and similar to that which we intend to use in this case. Thus with regards to extract ventilation and fans etc, none would be audible from outside the house, and certainly would not disturb any neighbours or give any loss of amenity to them.

4) Similarly, with regards to pumps etc. The tanking will have cavity drain system which uses a pumping system to drain the basement cavities. Again, this system has not been fully design at this stage but we would propose to use the Newton 500 tanking system. The back-up pumps are housed in the basement and are insulated so occupants can't hear them and therefore they would also cause not disturbance to adjoining owners. I enclose a data sheet from the Newton pumps for your information. I trust this information will enable your Environmental Health department to confirm they will not object to the proposed house's design.

5) Our clients will agree to pay the financial contribution in relation to the Solent Recreation Mitigation scheme as the site is within 5.6km of the SPA. I would confirm their acceptance of this contribution to be £851.45 and are content to provide the Unilateral Undertaking you require. I would therefore ask you send me your template for this.

6) With regards to the required Nutrient Budget submitted. Whilst I note your copy of the Excel file, I would comment that as the site was previously developed, evidenced by the 1997 consent granting consent for the demolition of the existing bungalow. It is therefore previously developed for the purposes of the Nutrient Report calculator. The site is not agricultural rural land, but previously developed urban land and hence is used for urban development. Thus for Stage 2, step 2,

the first box (are used for urban development is the site area (0.07hect) and not zero. I also enclose a screen-print showing the site area from the topographic survey to be 723.71m², which when rounded to two decimal places is 0.07hect.

7) When these figures are used the Nutrient calculator shows the proposed development tis Nitrogen neutral. However, if a financial contribution is required, my clients would be content to incorporate this into the proposed Unilateral Undertaking.

8) With regards to Flood Risk, as you have pointed out the site is currently in a flood zone 1 and therefore a flood risk assessment is not required, however as you consider it might be within a future flood zone, you require a Flood Risk Assessment. We are currently preparing this Flood Risk report, noting the the basement can be made flood resilient and water-proof. We will forward this report as soon as it is to hand.

I trust the above is helpful and will, subject to a satisfactory FRA, enable you to support the application, but obviously do just call/email me if you have any queries or require and further information.

I look forward to receiving the draft Unilateral Undertaking template from you.

Many thanks,
With kind regards,

Ian Faithfull
Faithfull Architects



Encs:

- 1) Drawing no. OT/10 revA
- 2) Data sheet for Newton 500 tanking system.
- 3) Data sheet for Helios MVHR system.
- 4) Screen-print fo site area.

