

Comments on behalf of Havant Friends of the Earth and Havant Climate Alliance

We welcome the development of this brownfield site with the following reservations based on Changes to the Pre-Submission Local Plan:

H1. Living space accords with minimum housing standards and no more. The 2 bed. flats only meet minimum standards for 3 and not 4 people. Covid has highlighted the need for adequate domestic space. Perhaps all the flats should be configured for 1 bedroom, allowing a larger living/kitchen area.

H2. Although this is a development of less than 10 dwellings, it could be seen in conjunction with other planning permission sought by the same developer on an adjacent site. The totality would be liable to provide 20% affordable homes.

Although this does not comply with the Local Plan, Such an apartment block could be developed in association with a Housing Association to make all the homes affordable. This could be justified, given the extent of housing need in the Borough.

IN3. It is not clear whether the cycle racks can be accessed via the car parking area to the north east of the building, which leads to the Pallant, or whether bikes will have to be taken out via the communal hallway, to East Street. The latter would result in reasonable security for stored bikes but great inconvenience because of needing to get bikes through several doors. If the former is the case, there is greater risk of bikes being stolen, and a secure bike store should be provided.

E15. Protected species. Developers must follow the advice from the Bat Survey, which confirmed roosts in the nearby Chapel and the Streets building. They must avoid adverse impacts on those sites. Appropriate lighting should be installed to reduce disturbance to bats at night. The possibility of placing bat boxes and/or bird nesting boxes below the eaves of the building should be explored.

E18. As currently designed, there are no trees or planting on the site. One would like to see a tree or a climber in the northern courtyard area. As well as benefits to nature this could enhance the well-being of the residents, as supported by mental health research.

E12. Low Carbon Design. It sounds good that there will be higher than required thermal insulation and solar panels on the roof. One would like more details of this and re-assurance that it is not just greenwash. How many solar panels will there be and will these feed into the grid or into batteries to help power the building? Will there be a gas supply or will the building be all electric?

Regards