

Drew Smith House, 7-9 Mill Court, The Sawmills
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Our Reference: DSH0203/CRLet1/DO'S

David Eaves
Planning Department
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hants
PO9 2AX

27th May 2020

Dear Mr. Eaves,

Ref: Reserved Matters – APP/19/01166

Following receipt of your letter dated 21st May 2020, I write in response to comments received and outstanding issues raised.

We note your comment that general issues with the layout have been suitably addressed with revised plans.

We appreciate the acceptance of the positioning of the POS, as previously mentioned, we will take every opportunity available to us to increase natural surveillance and improve security. Beyond consent, we would be happy to discuss in more detail with the respective Officers for Landscape and Crime Prevention, to allay concerns and reduce the possibility of anti-social behaviour across the site. I will respond to the Designing Out Crime Officer's comments under separate cover, as requested, to specifically address concerns raised.

Regarding the Landscape Officer's comments, although we haven't relocated the car parking spaces north of the POS elsewhere across the site. It should be noted that we have spread the spaces further apart, which will allow for the desired planting between previously requested, while also increasing the opportunity of natural surveillance from plots 30-33 opposite. Plot 34 also directly overlooks the POS.

Your comments in relation to the LAP/LEAP provision are noted, and the potential of a resulting condition accepted. As are suggested conditions for proposed materials, detailed landscaping and lighting proposals. We can address these directly upon receipt of the draft conditions.

If our revised proposals, with regard to the affordable housing mix are considered acceptable, we will provide a plan to identify the relevant units. If necessary, we can facilitate a call with you and your colleague.

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It is positive to see there are no further comments from Portsmouth Water, Local Lead Flood Authority, Environment Agency, the Council's Ecologist and Arboricultural Officers. We look forward to hearing from the CIL team in due course.

Our Highways consultants have been in direct correspondence with HCC Officers, as I write, we have received notification that they have received revised dwgs and will revert with any necessary comments shortly. Notwithstanding the comments that are outstanding in relation to the internal layout, the off-site works are easily resolved and again, requirements could be conditioned if necessary. Although the S106 already covers these obligations.

We note you are still awaiting re-consultation comments from the following, our comments provided adjacent:

- HBC Engineer/Drainage – there was no comment received to the initial application from this consultee. Within the comment received from the Landscape Officer, it also stated they were the office for Civil Engineering, so it was assumed they reviewed/covered this already. There are no objections from Portsmouth Water or the LLFA, so we would expect the proposals to be viewed as acceptable regarding Engineering/Drainage,
- Hampshire Highways – as above, we have been in direct contact to resolve off-site issues. It is disappointing that any internal layout comments haven't been forthcoming within this re-consultation period, particularly when our response to their original comments was quite some time ago. The internal road layout is not proposed for adoption. It has been prepared in line with the 'Manual for Streets 2' document, to ensure accepted guidelines are followed,
- Environmental Control Officer – due to the extent of the response, I have attached our Soil Investigation contractor's response, that was sent directly to the Environmental Health Officer, to cover comments raised,
- Hants Fire and Rescue – their comments to the original application should still stand as nothing has changed on the site layout with regard to Fire and Rescue, (other than the omission of one plot), and will therefore be addressed during detailed technical design as part of our Building Regulations application,
- Waste Services – no comment was received to the initial application either, waste management has been adequately considered within the development proposals, vehicle tracking was also provided in this regard,
- HBC Planning Policy – none of the revisions to the layout should affect planning policy requirements. We provided a full response to HBC's emerging standards in relation, (Compliance check with HBLP2036). Initial comments mentioned the lack of detail regarding the Employment Land proposals. However, this area is not included in our residential application. A separate company will be engaged by our client Homes England, for the Employment area. In line with S106 requirements, a letter (from Savills), outlining the Marketing Strategy for the Employment Land, was provided alongside the original RM submission to satisfy this aspect of the associated obligations.

Regarding my email in relation to extended working hours, you have referred to an informative note from the outline permission, but this is in line with normal working hour restrictions. Could a similar informative not be attached to any resulting reserved matters permission, but on the basis of the

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extended hours suggested within my email? We would then still liaise with the EHT to inform them of our intentions prior to commencing.

I hope that the above/attached is acceptable and that the application can be determined with a positive officer recommendation without delay. We shall be pleased to hold a call with you should you consider any matter to be unresolved following your review of this.

I look forward to hearing from you.

Yours sincerely,

D. O'Shea

Daniel O'Shea,
Planning Manager