

Mrs D Haywood, Principal Planner,
Planning Services,
Havant Borough Council,
Public Service Plaza,
Civic Centre Road,
Havant PO9 2AX

27th September 2019

Our Ref: GC/HBC/17012
Your Ref:

Dear Mrs Haywood,

Town and Country Planning Act 1990 (as amended)
Proposed residential development to provide 50 dwellings and supporting infrastructure on land at Lower Road, Bedhampton, Havant
Planning Portal Ref: PP-07633598
LPA Ref: APP/19/00427

I refer to your email correspondence dated the 4th July 2019 in which you raised a number of detailed comments in respect of the current application. Given a few other matters which have been ongoing, we have waited to obtain the latest information so we can submit a comprehensive response.

For the sake of completeness we have used the text and format of your email ensuring we respond to all your points.

a. S106 progress?

Comment: this is being progressed but still requires input from HCC;

b. Grouping of affordable housing;

Response: Please see new submitted drawing illustrating the tenure arrangement Ref: 17.403 102-P

c. Revised layout addressing plots 3,4,7,10,16,22,23,24,25 & 46 (minimum garden sizes of 10m required);

Response: Revisions have been made in accordance with your advice but due to the wide nature of the rear garden of Plot 10, combined with the desire to have a footpath immediately to the rear of the plot, no further changes have been made.

There are no privacy or amenity issues to consider in this case due to the positioning of other properties. Please see new amended drawing Ref: 17.043.102 Rev P

- d. Layout again – separation distances of first floor windows plots 15 and 16 having a minimum to Plot 16;

Response: Amended drawing Ref: 17.043.102 Rev P illustrates the changes;

- e. Elevations of proposed sub-station + cycle parking;

Response: Please see amended Sub-Station drawing Ref: 17.043.225 Rev B and Car Barn / Cycle store drawing Ref: 17.043.216 Rev D;

- f. Details of Swale Sections;

Response: MJA Consulting have produced an amended Flood Risk Assessment & Development Drainage Strategy Rev B together with drawing 5992-PO1 Rev B both of which are attached.

We are aware of the Council's comments regarding pavement provision within the site but the SUDS strategy requires the provision of swales adjacent to the road network conveying surface water to the attenuation basins positioned to the south of the site. There is insufficient room to accommodate pavements because of the swale positions. We are mindful also that an overly engineered appearance to the site would no doubt be contrary to the council's aspirations for the site in heritage terms. The Manual for Streets advises the shared surface approach is acceptable for developments where vehicle movements are less than 100 per hour and the proposed scheme, as you appreciate is well below this threshold at peak hours.

With regard to the Landscaping consultation response please see the following drawings which are now submitted to support the application:

- 1860-TF-00-00-DR-L-1002 Site Layout (sheet 1 of 5)
- 1860-TF-00-00-DR-L-1003 Site Layout (sheet 2 of 5)
- 1860-TF-00-00-DR-L-1004 Site Layout (sheet 3 of 5)
- 1860-TF-00-00-DR-L-1005 Site Layout (sheet 4 of 5)
- 1860-TF-00-00-DR-L-1006 Site Layout (sheet 5 of 5)

We would request that any other matters requiring further details might be conditioned in the normal way but please call me to discuss if you would prefer.

On the 16th July 2019, your colleague in Housing forwarded a memorandum the contents of which are self-explanatory. In response, correspondence has been submitted directly from Vivid which they are submitting for your consideration a copy of which is appended.

It has come to our attention that on the eastern side of the development site, a former route known as Narrow Marsh Lane, as evidenced on an 1824 Tithe Map produced by a local historian, is purported to be a public right of way. As has been stated previously there is no

evidence that this route is currently a definitive right of way but during further consideration of the line of the former route, the latest revised layout [Ref drawing 17.403 102 Rev P] has realigned the 'track' which is now synonymous with what used to be called Narrow Marsh Lane. As our clients have stated throughout the development management process and repeated at the DCF, there would be no difficulty allowing the public to traverse this route but as there is no control to the south beyond the boundary towards the railway bridge, nothing further can be achieved as part of this application.

We are aware that the Council has been considering the Old Bedhampton Conservation Area Appraisal and on the 11th September 2019, Cabinet decided inter alia to recommend to Full Council that the Old Bedhampton Conservation Area Character Appraisal (Appendix 1) including the boundary, becomes a material consideration in development management decision making alongside other elements of the Development Plan. It is understood the Council ratified the Cabinet recommendation at its meeting on the 25th September 2019. In order to address this document an Addendum Heritage Report will be submitted to you shortly addressing any new material.

Moving on to Transport and Highways Matters, our consultants have been engaging with engineers at Hampshire County Council in respect of some details that arose during the earlier consultation process. Once again, some further information will be prepared by iTransport and will be submitted shortly.

Given the minor adjustments a revised CIL Form is also attached. Please discard the previous submission.

As an aide memoir the following documents are now submitted to support the application;

- 17.043.102 Rev P – Site Layout
- 17.043.102 Rev P – Tenure Plan
- 17.043.200 Rev D – House Type A
- 17.043.205 Rev D – House Type F
- 17.043.205A – House Type F Terrace
- 17.043.205B Rev A – House Type F Terrace Affordable
- 17.043.206 Rev D – House Type F – Semi - Affordable
- 17.043.215 Rev D – House Type N - Affordable
- 17.043.220 Rev C – House Type HA
- 17.043.225 Rev B – Sub-Station
- 17.043.216 Rev D – Car Barn and cycles
- 17.043.226 Rev B – Street Scenes 1
- 17.043.227 Rev B – Street Scenes 2
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- 1860-TF-00-00-DR-L-1002 Site Layout (sheet 1 of 5)
- 1860-TF-00-00-DR-L-1003 Site Layout (sheet 2 of 5)
- 1860-TF-00-00-DR-L-1004 Site Layout (sheet 3 of 5)
- 1860-TF-00-00-DR-L-1005 Site Layout (sheet 4 of 5)
- 1860-TF-00-00-DR-L-1006 Site Layout (sheet 5 of 5)
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- 5992-P01B Drainage Strategy layout
- Flood Risk Assessment & Development Drainage Strategy Rev B

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- Letter from Vivid dated 25th September 2019
- Revised CIL Form

We believe we have covered all the outstanding queries but should you require any further or additional material, please contact us by return.

Yours sincerely

Graham Beck

Graham Beck

Executive Consultant

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