

Ms L Wells
Havant Borough Council
Civic Centre Road
Havant
PO9 2AX

24 September 2024
LPA Ref: APP/19/01226

Dear Ms Wells

Re: Amended plans

Proposal: Application under Section 73 for the variation of condition 2 (approved plans list) relating to planning application APP/19/01226

Site: Land west of Coldharbour Farm Road, Emsworth

Following receipt of your email dated 2 September, we have considered these further and made amendments to the scheme. The proposed changes responding to your queries are listed below:

- 2no. new crossing paths on one-way road to show access to public open space to the east of the site
- Boundary treatments shown for various plots (see key below)
- Side facing windows proposed, as per original scheme for plots 3, 18, 27 (FF only), 38, 39, and 42
- Native hedgerow introduced to flank (north) of plot 3, 15 and 18. Native hedgerow to comprise the following, with final details proposed under the detailed landscape drawings:
 - 50% Crataegus monogyna (Hawthorn)
 - 10% Acer campestre (Field maple)
 - 10% Alnus glutinosa (Alder)
 - 10% Corylus avellana (Hazel)
 - 10% Prunus spinosa (Blackthorn)
 - 10% Rosa canina (Dog rose)
- Detailed access drawing shown, showing the approved raised table crossing point and associated safety railings
- Electric Vehicle Charging points indicated for all plots

An updated drawing schedule detailing the amended drawings is included with this letter.

In terms of surfacing of roads and parking, we had previously sought block paving, however, HCC will not adopt block paved areas. As such, we have had to alter the surfacing to tarmac to allow for future adoption.

We also discussed the introduction of the rear access to plots 9 - 15, 19 and 20. The main purpose of this is to be able to provide secure parking and bin storage for the middle terrace plots. This avoids having secure storage and bin storage forward of the properties, which would look unsightly in our view. We do not think that the changes result in any overlooking / overshadowing issues as the distances between the properties are not changed, but some of the private amenity space is altered. A schedule of the proposed garden sizes is included below, which we believe provide suitable amenity space for future residents.

Plot number	Length from rear wall (m)	Area incl. side pathways (sqm)	Area excl. side pathways (sqm)
9	9.47m	74.1sqm	64.2sqm
10	9.47m	60.7sqm	50.6sqm
11	7.92m	63.4qm	52.9sqm
12	8.26m	66.7sqm	56.6sqm
13	9.81m	62.4sqm	52.1sqm
14	9.81m	60.2qm	50.2sqm
15	8.26m	65.0qm	55.5sqm
19	9.86m	67.7sqm	50.8sqm
20	8.71m	49.3sqm no path	n/a

Plot 20 is the most compromised, but it is still considered to be a suitable garden size for a 2-bedroom property.

We hope that the above addresses the matters raised and the amendments under this Section 73 can now be supported.

If you have any queries, then please do let me know.

Yours sincerely,

Peter Cleveland

Peter Cleveland MRTPI
Partner, Head of Planning
Henry Adams LLP