

From: Matt Annen <matt@puretownplanning.co.uk>
Sent: Friday, May 17, 2024 3:03 PM
To: Eaves, David <David.Eaves@havant.gov.uk>
Subject: Garage Compound, Whitsbury Road APP/24/00096

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Hi David,

Thank you for your email, apologies for the delay coming back to you, but we have been working hard at are end to resolve some of the points raised. Having reviewed your email it looks to be reasonably positive, subject to clarifying some of the points raised. I have provided answers to the questions raised below in red.

In terms of the access and egress from the garage to the rear of 30 Nursling Crescent. This is a legal matter between Portsmouth Council and the owners of the garage of 30 Nursling Crescent. I understand from my client's solicitors that Portsmouth Council are issuing a Deed of Easement to fortify Prescriptive rights to use the access. To enable easy access and ergress from their garage we have pushed the gates further back and removed the pavement and replaced it with a shared surface but for a white painted line to delineate safe pedestrian access to the site (not that it's likely to be heavily trafficked). We have also prepared a tracking/swept path analysis to demonstrate how this garage can be accessed and egressed adequately from a planning and highways perspective.

Environmental Health:

Requirements and conditions in relation to noise. In response to the comments raised we have relocated the air source heat pump to the other side of the building, further away from neighbouring properties. See amended plans attached. Also happy to agree to the suggested conditions set out within the response.

Southern Water:

Comments and concerns in relation to Sewer Diversion – please provide response. We have discussed this with the design team. As suggested by Southern Water, this is best agreed via a condition requiring a detailed drainage strategy for the measures required for the diversion scheme to be agreed in writing with Southern Water and the Council In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission; for example, the developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to divert the public sewers, prior to the commencement of the development.

Nutrients Team HBC

Nutrients contribution required. The applicant is aware of Nutrient Neutrality and willing to provide a Unilateral Undertaking. I note from the senior planning officer Gill Glover there is sufficient capacity in the Council's strategic mitigation scheme to accommodate the application proposal. I will email Gill direct to confirm the total contribution required for this development and copy you in.

Planning Policy HBC

I note these comments through the consideration back to yourself as planning officer when weighing up the balance.

Principle of development acceptable. Great news and this will weight heavily in favour of the development.

Need to address any legally established access points. See first paragraph above.

Provide appropriate level of parking with car parking survey. Given the specialised nature of the housing provision, the 4 spaces proposed are adequate to meet the parking requirements for the development. Residents do not have access to a car, it is likely there would only be 2-3 members of staff on site at any one time and they would be encouraged to car share or use sustainable forms of transport with one space available for visitors. Again given the nature of the accommodation, visiting is controlled and agreed by prior arrangement. As such the scheme ensures will ensure adequate parking is available at all times to meet the needs of the development.

Flood risk needs to be assessed. The FRA is contained withing the submitted drainage assessment

Specialist housing requirements – policy DM7.

BREEAM requirements – Very Good.

In respect of this last point, I believe Colin Salisman has already emailed you. Our approach is as follows:

We note that the existing planning policy dates back to 2011 and that Policy CS14 includes reference to the long withdrawn Code for Sustainable Homes. Our proposals for the new refuge at Whitsbury Road are more in line with the new emerging policy as well as those of other councils with the most ambitious climate polices such as Bath & Northeast Somerset, Central Lincolnshire and Cornwall.

Rather than opting for BREEAM which is a points scoring system for all sorts of environmental parameters which mainly already existing in planning and often makes little practical difference to the design of the building, we are proposing to adopt the Passivhaus Standard, which is the world's most stringent energy standard for buildings, which has been proven to produce exceptionally performing buildings.

The Passivhaus Standard meets the following aspects of the emerging local plan:

- Builds resilience to a 2C rise in temperature – the Passivhaus Standard has in-built over-heating analysis with a summer sensitivity analysis including future climate scenarios*
- Passivhaus buildings use minimal energy, especially for heating, this minimising carbon emissions*
- The combination of Passivhaus with heat pumps provides the best operational outcome in terms of low energy use and emissions*
- Passivhaus is a comfort standard which means that the occupants will experience optimum thermal comfort and excellence indoor air quality combined with low operational costs – particularly relevant to this type of building*

We consider that this will be an exemplary building, show-casing the best in low energy construction and low carbon energy solutions

Impact on neighbours.

This is for consideration by the case officer as the decision maker, there is no objection raised. It is firmly considered that there would not be any significant impacts caused to existing neighbours or prospective residents of the scheme. In light of the environmental health officer's comments and with regard to the development exceeding the minimum distance requirements between dwellings together with intervening tall pleached tree screening we do not feel there would be any issue in this regard.

Landscape Team HBC

Set off distances to neighbours. No objection raised.

Would welcome introduction of trees to car parking area – See landscaping plan and site plan – pleached trees are proposed to assist with further safeguarding of neighbouring amenity to parking areas and around boundaries.

Hampshire & IOW Fire & Rescue

Detailed comments provided. No objection raised and the comments are a building control matter. I have a meeting with the Council's fire officer tomorrow with the consultant looking after project delivery.

Highways HCC

Access agreement requirements. No objection subject to a condition which the applicants would be happy to agree to.

Waste Services

Access requirements – Refuse Collection, Bin Store requirements and Bin requirements. We have spoken with the clients who do not want their staff to be dragging bins to a collection point in the driveway, likewise we do not think it's realistic for the bin lorry to reverse down the driveway and as such the applicants have agreed to a private refuse collection. Full details including a management plan to be agreed by an appropriately worded condition.

Community Infrastructure HBC

Confirmation CIL not required. Solent Recreation Mitigation Strategy comments HRA/AA requirements. To be agreed via a unilateral undertaking (see above).

Building Control

Fire Authority Access requirements I met with the Jon Lambert from Hampshire Fire Rescue Service yesterday and agreed two workable options to discuss with the Construction and Building Control Submission team. This is a building control matter and a planning matter. Roof light requirements (common areas). Agreed and this has been accepted by the client and has been noted by the designer in charge of the building regs stage.

Glazing requirements Agreed and this has been accepted by the client and has been noted by the designer in charge of the building regs stage

In light of the attached amended plans and the response to each of the comments raised, I look forward to receiving your confirmation that you are minded to approve this application and look forward to hearing from you with the next steps to move this forward to determination. If you do require any further clarification or amendments to aid you in arriving at a favourable recommendation, please do not hesitate to contact me.

Kind Regards

Matt Annen MRTPI
Director