

Clark, Jacky

From: Rachel Davies
Sent: 23 November 2021 16:25
To: Eaves, David; Rosie Hawes; Mollie Hayter
Cc: Weaver, Steve; Mansi, Julia
Subject: RE: Land at Lower Road APP/19/00427 Conditions
Attachments: IMG_1095.JPG; ig-doors-brochure 11.pdf; Beauvoise 20 Slate Coloured Clay Tile at Archers Wood.jpg; Land at Lower Road APP/19/00427

Follow Up Flag: Follow up
Flag Status: Completed

Dear David

Thank you for your email from 18th. For ease I respond to the Conditions below in blue.

If you feel it would be worthwhile, I'd be happy to have a meeting with you to run through any particular issues and keep the focus on us getting started on this development.

The CEMP information will follow in the meanwhile I'd really like to get these other matters across the line.

The first meeting with the Community Liaison is this week.

With kind regards

Rachel

Please scroll down.....

RACHEL DAVIES | Design & Development Director

t: 02380 602255 m: 07827 279020

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The New Barn, Vicarage Farm Business Park,
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Company Registration No. 05626135

From: Eaves, David <David.Eaves@havant.gov.uk>

Sent: 18 November 2021 17:53

To: Rosie Hawes <rosie@bargatehomes.co.uk>; Rachel Davies <Rachel@bargatehomes.co.uk>

Cc: Weaver, Steve <Steve.Weaver@havant.gov.uk>; Mansi, Julia <Julia.Mansi@easthants.gov.uk>

Subject: Land at Lower Road APP/19/00427 Conditions

Dear Rosie and Rachel,

Further to my email of the 8th November, I write to provide a further update in relation to the discharge of condition submissions. I have tried to make this a comprehensive list so that we are able to move forward on the matters outstanding.

Pre-Commencement Conditions

Condition 3 (Ecological Mitigation Strategy)

As previously stated the I received a favourable initial consultation response from the County Ecologist. I note that further information *Reptile Translocation Technical Note dated 12th November 2021* was submitted with Rosie's email of the 17th November. A re-consultation will therefore be sent to the County Ecologist for comment.

Please can you confirm that the County Ecologist is now satisfied that these works have been completed and that the condition can be discharged.

Condition 4 (Tree Protection)

This condition will be discharged following agreement by the Council's Arboriculturalist
In your email of the 9th November you advised that you were able to discharge the condition. Why is there further agreement required?

Condition 4 Tree Protection Measures

I have today received confirmation from the Councils Arboriculturalist that the tree protection is acceptable and in place and anticipate being able to discharge the condition shortly.

Appreciated.

Condition 5 (CEMP)

I have now held meetings with Environmental Health /others and HCC Highways following the email from Rachel dated 2nd November and Construction Environmental Management Plan Rev 4 dated 2nd November.

Environmental Health have provided the following comments:

In terms of the CEMP I would like to see much more detail in terms of noise control. The noise section is woefully inadequate and would not be sufficient to demonstrate best practicable means have been employed (as required by the condition).

Best practice noise and vibration control measures which should be being identified and utilised.

They might be explained as "reasonably practicable having regard among other things to local conditions and circumstances, to the current state of technical knowledge and to financial implications".

BPM measures as identified above, would include the following as a minimum , but there may also be other measures appropriate to this site.

*Noise and vibration control at source: for example the selection of quiet and low vibration equipment,
Review of construction methodology to consider quieter methods,
Location of equipment on site i.e. noisy equipment and activities to be sited as far away from sensitive residential receptors as possible,
Control of working hours for noisy activities ,*

*The provision of acoustic enclosures where identified as necessary (for inherently noisy equipment/activities) ,
The regular maintenance of all plant and equipment
The use of less intrusive audible warnings such as broadband vehicle reversing alarms.
Screening: for example local screening of equipment and/ or perimeter hoarding rather than heras fencing*

The dust control measures are better but still not complete either. I would like to see some wording that indicates that there will be a water supply available at all times to utilise for dust suppression measures. In addition I would ask that the CEMP includes detail about stockpiles of materials .They should be sheeted at all times, when not directly in use, or solid screens of barriers (where practicable) should erected around them, to at least as high as the stockpiles themselves.

So in essence I am of the view that the CEMP does not comply with the condition and more work is required to demonstrate that noise control in particular is being taken seriously.

In addition the following comments are made

Opening times

No operational development / construction works shall take place other than between the hours of 8am- 6pm Monday to Friday and 9am to 1pm Saturday and at no time shall any development take place on Sundays or Public holidays.

Access for workers to enter the site, shall be permitted between the hours of 7am to 8am Monday to Friday and 7am to 8am on Saturday. The access is to allow workers to park on site ONLY and they shall not be permitted to undertake any operational development / construction work between those times. In addition all workers shall, when arriving, park and turn all engines off (no idling of motor vehicles).

Delivery vehicles shall be permitted to arrive between 7am and 8am and park off road, but shall not be permitted to load or unload during this time. All vehicles arriving must park and immediately turn off engines and will not be permitted to idle.

Delivery vehicles shall only be permitted to load and unload between the hours of 8am- 6pm Monday to Friday and 9am to 1pm Saturday. No deliveries or development shall take place on Sundays or public holidays.

Part: 1) *Procedures for emergency deviation of the agreed working hours;* has not been addressed in the CEMP. It is recommended that the following wording is added:

Should the need arise to amend the above hours of operations for reasons beyond our control, that Bargate Homes PLC agree with the Local Planning Authority in writing an extension of working hours beyond the agreed hours as above (8am- 6pm Monday to Friday and 9am to 1pm Saturday at no time shall any development take place on Sundays or Public holidays). Should this be agreed, then a full consultation and notification of all residents in the vicinity be made by Bargate Homes in writing 4 weeks prior to the works commencing to the revised approved working hours.

HCC Highway Comments have been received today and are attached you will see that there are further requirements that need to be addressed in relation to Banksman, Vehicle Movements and Access and Egress for Plant and Machinery.

I have appointed our Steve Jenkins from ITransport to liaise directly with HCC on these matters – being familiar with the development and a continuity with HCC.

Condition 6 (Surface Water Drainage Scheme)

Further to Rachels email of the 9th November with attachments, I can confirm that the attachments have previously been uploaded to the Councils Website and will be viable by the LLFA who were re-consulted on the 28th October we

are currently awaiting their response. Thank you for confirming that your engineer will be discussing the matter directly with the LLFA, hopefully this will allow the technical issues to be moved forward.

As previously advised I will not be in a position to discharge this pre-commencement condition without the LLFA confirming that the details are satisfactory.

Sarah Reghif (LLFA) & Sophie Brown (EA) have confirmed to our Engineer that this condition can be signed off – and I believe you have received confirmation directly from them.
I would therefore be grateful to receive discharge of this condition.

Condition 7 (Water Quality Monitoring)

The EA were consulted on the 15th October (therefore before the submission of the additional information on the 28th October) and they will therefore be re-consulted. In the meantime I would encourage your engineer to discuss the matter directly with the EA if they are agreeable to this.

Again, I will not be in a position to discharge this condition without EA approval and note that this condition originated from an EA requirement and the Inspector imposed the condition.

Again, Sophie Brown (EA) has corresponded that there is no need for this to be a pre-commencement restriction. And therefore I would be grateful to receive partial discharge of this condition to enable us to start.

Condition 8 (Archaeological Written Scheme)

Rachel – thank you for your email of the 9th November, I have forwarded this to the County Archaeologist to confirm whether the condition can be discharged on the basis of the further details regarding the post-excavation assessment.

Please can you confirm that all is well and that this condition can now be discharged.

Above ground / slab level

Condition 9 (soft and hard landscaping works)

Rosie – I note the confirmation that no street lighting is proposed and that porch lights on a PIR system are proposed. I also note that the Ecology report on the original application confirmed that there would be no street lighting. As you are aware the Designing out Crime officer has raised concern about the lack of lighting stating:

Lighting within the public realm increases safety and security, and reduces opportunities for crime and the fear of crime. In this case with the shared surface highway lighting is essential.

Lighting throughout the development should conform to the relevant sections of BS 5489-1:2020. An appropriately qualified lighting engineer will be able to provide a lighting design that balances the needs of safety and security with those of the conservation area.

I have forwarded your comments to the Designing out Crime Officer and will await a further comment.

Whilst there have been no objections from the Councils Landscape Officer I shall review points i) – ix) in the condition prior to providing further comments. Please can you confirm whether all of these points have been covered in the submissions.

I believe the only matter not confirmed was timescale – all other matters are addressed.

It would be our intention to complete landscaping to follow the build sequence of the homes with the Open Space area being completed ahead of the 49th Occupation in accordance with the S106 Agreement. As purchasers occupy, the landscaping in the immediate vicinity of their home would be complete.

Landscaping to the SUDs features will be installed as these areas are completed in the first wave of works.

It is Bargate Standard Practice to undertake a 3rd party audit of the Landscaping by the Landscape Architect ahead of the completion of the site, to ensure that its installation is in accordance with approved drawings prior to any handover- I hope you will be heartened to hear this as I'm not sure many Developers do this.

Condition 10 (Materials)

Rachel – Thank you for highlighting the issue with bricks in terms of lead in times (which we are aware of from other developments).

I have reviewed the approved house types (and noted that there is a current application for Non-Material Amendments).

The NMA is mainly a tidy up between Planning Drawings and Working Drawings. There are no fundamental changes to the aesthetic of the homes i.e. if the home was to be clad its still clad!

I note that the submitted materials shown on your letter of the 20th August.

- *Crest Old Ryedale* This brick to be used to all plots as the Main Brick.
- *Crest Selbourne Red Stock* This brick to be used to all plots as the Feature Brick
- *Edilians Clay Burnt Red Coloured Tile* 2,6-19, 22-29, 31-38, 40-50
- *Edilians Clay Slate Coloured Tile* 1, 3-5, 20-21, 30, 39,
- *Black Timber Cladding* 6, 8-9, 10, 22-25, 30,32, 34, 37,39,47,

In respect to the assignment of materials.

The roof tiles are as per the approved planning layout i.e. those roofs shown grey are the Edilians Clay Slate colour and the remainder Edilians Clay Burnt Red. With the exception of plot 20 which I have changed to Slate colour as the garage is shared and therefore makes sense for plots 20-21 and their shared garage to be the same. For ease I have listed the plots above.

One brick was intended to be used throughout the development as a Main Brick with the other as a feature brick to any banding and verge brick detailing. It was the intention that herringbone panels and brick window heads would be done in the main brick – as would the feature buttressing. As the approved coloured streetscenes and housetype elevations indicated. I felt that over use of the feature brick may look to fussy.

Black timber cladding is provided to feature gables to all dormers and garages (not 1 & 36 as per the approved garage drawing) – and as a feature to some homes – in accordance with the approved coloured streetscenes and approved elevation drawings for each type. For ease I have listed the homes with feature cladding above but you should note that dormers and garage gables also feature this detail.

We will require a site plan clearly annotating where the materials are proposed to be used. This should include main and detailing bricks, timber cladding and tiles.

My colleagues Rosie/Mollie will forward you an annotated plan tomorrow.

I have struggled to identify the correct tiles on the internet – please provide further details.

The tiles are the Beauvoise 20.

Attached is an image from a recent development with the clay “slate” tiles insitu and a further photo of the burnt red tile next to the brick sample. I hope this assists with your decision.

We will also require details of windows, doors and guttering / downpipes etc.

In respect to:

- Windows - Munster Windows UPVC – style as the approved elevations. Do you want a sample?
- Doors – IG doors (see attached literature)
- Guttering / Downpipes – Osma Wavin Deepline 113mm / Round 63mm black plastic guttering

Please let me know what other information you may require.

The Council's Conservation Officer was consulted on the 23rd September and a response will be chased when the further details are received.

My thought on the bricks is that they appear to be good quality and may be considered acceptable. I'm glad you like them, I think they will look really great. It's an interesting and textured brick which I think will really work with architectural detailing – especially the herringbone brickwork panels.

Condition 11 (Water Efficiency)

Building Control are being re-consulted with regards to the Water Efficiency calculation
Do you have any feedback yet please?

Condition 12 (Permissive Path Construction)

The Highways Authority have been consulted regarding this condition – I will follow up for any comments
I believe that the details submitted are in accordance with the listed approved Engineers drawings so trust that this condition can be discharged.

Condition 13 (Levels)

I shall review levels next week
As Condition 12, the levels should be in accordance with the Engineers approved drawings listed in the Decision. It's a very flat site and therefore no reason for variance. I trust that you should be in a position to discharge this condition.

Condition 14 (Access Roads and Parking)

The Highways Authority have been consulted regarding this condition – I will follow up for any comments
As above, are you now in a position to approve these details.

The site is not been offered for adoption and the implementation of the roads and drainage are subject to inspection by our Engineer (to satisfy release of the SUDs bond in the S106 Agreement).

Condition 15 (Tree Shelter Belt)

Revised drawing 1860-TF-XX-00-DR-L-1008 Council's Landscape Team and Arboriculturalist have been asked for further comments on the 27th October and these will be chased.
Many thanks – any news?

Pre-occupancy

Condition 16 (Contamination and Verification Report)

Rosie provided further details by email dated 17th November – Geo-Environmental Validation of PAH impacted hotspot. Re-consultation will be carried out with Environmental Health.
Noted

Condition 17 (Noise and Vibration measures)

This is a compliance condition as confirmed in your letter of the 20th August and does not require formal discharge.

Condition 18 (Visibility Splays)

This is a compliance condition as confirmed in your letter of the 20th August and does not require formal discharge.

Condition 19 (Access surfacing)

This is a compliance condition as confirmed in your letter of the 20th August and does not require formal discharge.

Condition 20 (Parking and Servicing)

This is a compliance condition as confirmed in your letter of the 20th August and does not require formal discharge.

Condition 21 (EV Charging Points)

Please provide details of the external appearance of the charging points both within garages and external to the buildings.

Blanking plates are proposed so that the home owner can install a charging connection brand of their choice. I know Volvo for example, offer their own charger with the sale of their hybrid cars. Where indicated a 32amp fused spur supply is provided with a flush plate for future install.
I trust this clarifies.

Condition 22 (Permitted Development Removal)

This is a compliance condition as confirmed in your letter of the 20th August and does not require formal discharge.

I shall close the condition discharge case in relation to conditions 17, 18, 19 and 22.

Many thanks....

I trust that this is a helpful update in relation to the position reached with the condition discharge submissions and that we can work together to overcome the matters needing further work.

Regards

David Eaves

David Eaves
Principal Planning Officer
Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX
Direct Line: 02392 446549
David.eaves@havant.gov.uk
www.havant.gov.uk
www.facebook.com/havantboroughcouncil
www.twitter.com/havantborough

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