

To David Eaves, Senior Planning Officer, Havant BC

Date: 24th July 2015

HAMPSHIRE LIVING SPACE PLANNING APPLICATION APP/15/00303 – HAVANT HEALTH AND WELL-BEING CAMPUS - RESPONSES TO FURTHER INFORMATION REQUESTS FROM HAVANT BOROUGH COUNCIL

Dear David,

The information below and attached is provided in response to your email received on Friday 10th July, 2015.

The change in applicant details has been made as per your letter of the 15th June 2015.	Noted.
The Reptile report received 19th June 2015 has been forwarded to the County Ecologist for comment and I am currently awaiting a response which I will chase next week. The mechanism for securing translocation requirements will also be considered further.	As indicated previously, we have raised the matter with HCC who have said in principle it is something that could be considered. They would like to see a specific area proposed and a method statement before considering further. <u>In our view, this matter should be dealt with through a condition of planning permission? Please indicate whether this is acceptable.</u>
Acoustic fence location – noted – condition is likely to be applied, however the feature should be shown on an amended site plan.	An updated landscape plan will be sent shortly.
Access alterations (Old Copse Road/River Way) – Please confirm ASAP whether the access alterations are still a requirement for HCC. If the access is to be altered, it will be necessary to assess the impact on trees and to provide an opportunity for mitigation planting with an update to the Arboricultural report and landscape proposals. I shall contact HCC highways direct in relation to the need or otherwise for this access alteration.	An Arboricultural Impact Appraisal has been prepared and is attached . A separate landscape proposal for the access alteration will be sent shortly.
Car and Cycle parking – I note from your email of the 26th June that you are awaiting a response (from your consultant) and this will be provided. This information should be provided ASAP as it is	Please see attached completed questionnaire for the care home (nursing home, extra care and community hub) and supported living components of the proposed development.

one of the most pressing areas of concern (as identified in my letter of 19th June): Car parking adequacy and management issues have been identified by the HBC Development Engineer (Highways) at both the pre-application and application stage. A comprehensive response has yet to be received. There remains a concern as to whether the level of car parking at the site will prove satisfactory to meet the needs of the development. In relation to cycle parking, I shall take this matter up with Peter Marshall and note your reference to on-going monitoring through the travel plan and the possibility of increased cycle parking provision should this prove necessary.	This should be read in conjunction with the information submitted on 26th June 2015. An updated Travel Plan has been prepared and has been sent to Hampshire County Council.
I will raise the Fire Brigade Access issues with Building Control in the light of your further comments.	Noted
In relation to Housing and nomination rights etc, I shall pass your comments to Julie Watson-Cowen (Senior Housing Development Officer HBC) for consideration.	Noted
In relation to the northern pedestrian link to Crosslands Drive, it is considered that this link is an important feature of the development which improves the permeability of the site and should be retained.	The proposed northern pedestrian link will be retained subject to agreement with adjoining landowners, Hampshire CC and Havant BC through future S278 processes. Any condition on this point should not be absolute on this point, given agreement is needed by regulatory authorities.
Your comments have been passed to HCC Highways in relation to Travel Plan requirements, however, my view is that we need to be confident that the travel plan address all the trips to the site including visitors before we can be confident that the level of parking is adequate and planning permission can be granted.	An updated Travel Plan has been prepared to address the comments raised and this has been sent to Robert Neave at Hampshire County Council for his comments.
In relation to surface water drainage the EA have now confirmed that they have no objection in relation to SWD subject to the imposition of a planning condition. On-going maintenance will be secured through the S106 agreement.	Noted
With regard to the S106/278 requirements I would comment further as follows:	

· Delivery of site access works as shown in the principle drawings A048-020/PO. (S278) – The need for this is dependent on HCC Highways confirming whether alterations are needed to River Way/Old Copse Close junction.	Noted.
· The pedestrian access to Crossland Drive should be retained (see above) and therefore S278 required for both pedestrian access points (CD and Lavant Drive).	See above response.
· With regard to Traffic Regulation Order requirements, Peter Marshall has commented as follows: <i>‘My concerns are what will happen if the aim of the travel plan are not successful and parking spills onto the public highway causing highway safety and residential amenity problems. I would therefore suggest a requirement that if the aims of the travel plans are not achieved then a TRO should be promoted at the developers cost. This should be incorporated in the final travel plan.’</i>	An updated Travel Plan has been prepared which seeks to address these concerns. This is currently being considered by Hampshire County Council.
· Car parking management could be included in the travel plan or as a separate requirement in my view subject to HCC Highways agreement. This matter has been raised with HCC Highways by Peter Marshall. We still need to have answers to the car parking adequacy and parking management questions (as stated above) prior to the determination of the application.	An updated Travel Plan has been prepared which seeks to address these comments. Additional Information has been prepared in response to the questionnaire provided by Peter Marshall. This is attached.

I trust you find the information provided of use and answering the queries raised. Please do not hesitate to get in touch if you wish to clarify any aspects further.

Yours Sincerely,

Lee Searles

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