

Comment on behalf of Havant Climate Alliance and Havant Friends of the Earth

Although we are not totally opposed to the development of this site, we have some concerns where conditions need to be imposed.

NOISE + AIR POLLUTION. The west side of the site abuts the A3M. If building close to a motorway must happen, we agree with the proposal for homes to be at least 37 m from the road, with a 4.5 m bund and acoustic fence, plus dense tree cover/wildlife corridor between that and the houses.

The use of double glazing with a Titen V75 canopy window vent will avoid the carbon impact of mechanical ventilation. We also agree that buildings should be kept to 2 storeys, as taller buildings will not benefit from noise screening.

BUILDING FOR NET ZERO. Ideally we would like homes to be built to Passivhaus principles. At least with high standards of insulation, and Solar PV Panels. These should be of sufficient number to provide a significant electricity demand reduction. Builders should avoid “green washing” by just putting a token 1 or 2 panels on roofs. More houses with south facing roofs would benefit this, although east/west facing roofs can also be used. Solar PV will be most economical for householders if they are combined with battery storage. A community energy scheme could also be considered.

We note the proposal to use Air Source Heat Pumps. Ground Source Heat Pumps would be more effective, but it is stated that ground conditions may be unsuitable. This should be explored. Would a stand-alone district heating scheme also be possible for this development?

We support plans to assist cooling in summer by the use of high thermal mass materials in construction and solar control glazing. Native deciduous trees could be positioned in gardens as well as streets to assist with cooling in hot weather.

We agree that measures should be in place to reduce water use to 110 litres/person/day. There should also be grey water recycling and water butts in gardens.

TRANSPORT. We fully support the outline planning condition, for the developers to build a lit off-road pedestrian and cycle track, 2 to 3 metres wide, from the development to link southwards with the existing track near Asda, and northwards to Dunsbury Park. A crossing point and connecting infrastructure should also be provided at the roundabout for pedestrians to access Dunsbury Park. We support the proposal for all homes to have a secure bicycle shed, and for all to have access to EV charge points.

ENVIRONMENT + ECOLOGY. The site for development is a clearing with SINC ancient and semi-natural woodland to north and south, linked by margins of trees and vegetation on the east and west. We agree that there should be additional planting of

native tree species along the west side to re-inforce the wildlife corridor, as well as improving the barrier against motorway noise and pollution. It is proposed to retain as many trees as possible within the area for development, but an Arboricultural Assessment is also needed.

It is likely that many trees and vegetation will need to be cleared to make way for the off-road pedestrian and cycle track. These must be mitigated by new planting of native species elsewhere on the site. It is also planned to clear much of the scrub, in the form of bracken, gorse and other shrubs along the edges of the SINC woodlands. While this is viewed as being of low value, this is important habitat for many species, and some should be retained. Any removal of trees or scrub should take place outside the bird nesting season. We agree with new planting of native species to re-inforce SINC margins.

We support plans for street trees, hedges in front gardens, fruit trees and wildflower mix in public open space. However there should be an emphasis on native species over purely ornamental ones.

This is a site of high value for bats, including barbastelles and bechsteins. It is important for foraging and commuting, with potential for roosting. From the previous rejected Havant Local Plan, the site lies within a bechsteins bat area close to a maternity roost. Guidance must be followed for bat sensitive lighting around site and along the cycle/footpath route. We support advice for dark corridors along north, west and south of the site. Habitats must be retained around these sides.

The presence of hazel dormice on site has been confirmed. There is potential for foraging and commuting badgers + hedgehogs, plus reptiles. Further studies are needed. All indicate the importance of maintaining habitat around the margins of the site.

Hedgehog holes are needed through fences. Houses should have bird and bat boxes or swift bricks.

Proposals for the built area will predominantly involve the loss of the areas of other neutral grassland, mixed and scattered scrub, bramble scrub, gorse scrub, ditch (standing water), sparsely vegetated land, and developed land. This will result in the loss of invertebrates, especially food for bats and reptiles as well as for badgers and hedgehogs. It is important that loss of this habitat is kept to a minimum, and where it happens, fully compensated.

GROUND POLLUTION. From a geological desk-top study in 2020 we note the risk of ground pollution from exploratory oil drilling, via 2 deep bore holes, on the site between 2008 and 2013. Northern Petroleum must be contacted to clarify what remediation was carried out. Later there was also extensive fly tipping at the site with a risk of asbestos.

This must be thoroughly investigated. Further work may be needed to decontaminate the land.

Although this is not within an EA defined source protection zone, there is an SPZ confined aquifer “inner catchment within confined aquifer”. This must be taken into account if any deep foundations are planned.

TENURE. We support there being at least 35% 2-bedroom homes.

We would like the 21 homes designated for “affordable rent”, to all be for social rent, given the high level of housing need in the Borough.