

Date: 2nd August 2019

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Dear David and Jon

Planning Application: land west of Crematorium, Bartons Road, Havant (known as Camp Field) : Joint planning applications (1) APP/19/00007(HBC) and (2) 53322/003(EHDC)

Please find attached the revised Masterplan, Affordable Housing Plan and Design and Access Statement (D+A) [July 2019 Rev B] to accord with the matters discussed when we met on July 15th. Only minor revisions were needed, and it is hoped the small degree of change doesn't justify formal re-advertising. (For your information , you asked about the indicative proposed mix of homes at that meeting and I refer you to page 22 of the D+A).

The D+A revisions include the following:

- Cross sections to show the relationship of the homes and the crematorium. The cross-section locations correlate to the yellow square features drawn on the masterplan and specified as A-A ,B-B, C-C and D-D.
- Text affirmation that the reserved matters detail is expected to follow Secure By Design features that meet crime prevention requirements including windows to overlook key areas. Temporary bollards, to deny unwanted vehicular movements pending any eventual residential consent to the north, is also confirmed for future reserve matter guidance (see page 20).

The revised Affordable Housing Plan (drawing reference 089 PL 12 B) confirms the principle of 30% affordable homes. As the layout is indicative only , detail for the mix and future arrangements of 30% affordable will be covered in more detail within the section 106 agreement.

We have considered the comments made by your landscape officer and which I highlight below:

"We require the off-road cycle provisions to extend into the site and as a minimum to service the primary access roads. The rational to abruptly reduce the width of the footway is unclear and is not deemed acceptable. We would like to see a gateway feature introduced within the soft landscape proposals. Two legacy native oak trees should frame the site."

We disagree the road cycle provisions should extend into the site. A residential estate of this size, and the low speed environment created by the urban form, will not justify separate pedestrian /cycle ways (as found on carriageway cycling) to feature. The attached access arrangement drawing shows intended detail and has been prepared following discussions with HCC. This is not a new drawing but forms part of the highway technical note as submitted in May.

The access arrangement drawing shows a 3.0 m pedestrian/cycle way leading to an emergency access at the western corner of the site and then reappears from the primary access leading eastwards. The location of neighbouring facilities and services means most of the walking and cycling trips will use the emergency access location rather than the primary site access. That emergency access will be gated to prevent vehicular access except for emergency vehicles. It will allow for pedestrian/cyclist use and connect with the recent Linden Homes development plus the proposed footway/cycleway to the south (consented with the housing development south of Bartons Road).

As regards the request for two legacy Oak trees, it has been a requirement of the crematorium operator to have landscape details that give an uninterrupted view of the revised crematorium access. The landscaping drawings, as submitted, have therefore been prepared with the agreement of Southern Co-operative Ltd. These show significant new planting, including proposed native trees to offer an overall enrichment o landscape. You will be aware we have asked that a planning condition invite subsequent reserved matters to closely follow the planting arrangement as shown on drawing reference 1917-TF-00-00-DR-L-1002 PO6.

On another matter, we are aware that Tristan Norton has had all the bat mitigation information submitted as part of these applications. We would be surprised to learn if there remained any overriding issues as the submissions were based on a scoping exercise with him and the measures proposed are well researched and thorough.

Finally, on a separate note, you invited a perspective illustration to be prepared. This would be for committee presentation rather than as part of a formal submission. As the layout is indicative, any perspective will not carry the same detail possible had house elevations been submitted (as would be the case with a reserved matter application). In these circumstances the drawn representation will be limited but we hope to serve as a helpful visual aid.

Yours faithfully



Andrew Blackwell

Director Wessex Environmental Planning Limited