

Mr David Eaves
Principal Planning Officer (Planning Services)
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX



12th August 2024

Dear Mr Eaves

Re: Garage Compound, Whitsbury Road, Havant
App ref: APP/24/00096

Further to queries raised in your email dated 7th August 2024 I write to provide the applicant's responses (in red below) as follows:

Firstly, in response to the contributions towards Recreational Pressure on the SPA and Water Quality and nutrients, the applicant is happy to pay these. Please can you liaise with your legal department to draw up a S106 Agreement to be sent to me to arrange signing.

Highway and Parking matters

Emergency access to the site including fire appliances and ambulance access
Myself and a surveyor met with the Council's fire officer and following the amended plans no objection was raised. This a building control matter and not a planning matter.

Whether the provision of just 4 parking spaces is sufficient to meet the needs of the development

I have spoken with our clients, the end users, there will be three members of refuge staff based at the site. This is consistent with the staffing their 9-bed refuge in Eastleigh. The remaining parking space will be available for other members of staff, such as a manager or playworker who will not be permanently based onsite. However Stop Domestic Abuse encourage staff to car share, walk to work if they live within walking distance and utilise the cycling allowance. Staff are incentivised through additional mileage payments when car sharing and reimbursement for use of public transport so in reality it is likely that this parking provision will be more than sufficient.

Will the residents ever have their own cars. Also what is the likelihood of visitors to residents? Refuge residents rarely own their own cars. If any residents do own a car they are strongly discouraged from bringing it because there are risks involved. Due to these risks, residents rarely want to bring a car to ensure their safety and their children's safety. Visitors are not allowed at the refuge and this is stipulated within their licence agreement. So the parking provision provided is sufficient for the intended use.

Provide examples of other supported facilities and the number of bedrooms/parking provided together with any issues encountered and how they have been addressed. Havant and Fareham refuge are 6 bedroom properties each with 4 parking spaces. East Hants refuge is a 9 bed refuge with 4 parking spaces. Winchester refuge has 7 bedrooms with 4 parking spaces, all of which is sufficient and there are no issues with parking. Stop Domestic Abuse have several properties where there is no parking such as Portsmouth (7 bed), Eastleigh (9 bed) and Southampton (7 bed) and we encourage staff to car share, walk to work if they live within walking distance and utilise the cycling allowance. Staff are incentivised through additional mileage payments when car sharing and reimbursement for use of public transport. They also have parking available at their head office in Havant Borough and Portsmouth.

Turning on site looks very tight and will be checked further. It's compliant and I note that Hampshire highways raises no objection.

In terms of private refuse collection please set out the vehicles used and whether they would enter the site or pick up from kerbside. This can be dealt with via a condition requesting a refuse management plan to be agreed in writing which will stipulate this private refuse collection arrangements. As previously suggested it is highly likely that this premises will be serviced with a smaller van which will be able to turn and leave on site as staff are not permitted to move the large bins on health and safety grounds.

Please provide details of current level of parking in the compound with surveys. There is no third-party parking allowed on site. if any cars are parking there, they are doing so unlawfully as they have no ownership rights to park there. These garages have been severed from the ownership of surrounding houses many years ago.

Construction concerns including access width/noise/dust etc.. It would be reasonable for this to be agreed via a Construction Method Statement condition as previously advised. As we will need a contractor to provide input and until planning permission is granted, we can not tender for a contractor as this may be incurring costs unnecessarily should planning not be granted.

Please provide any information you may have from SSE re maintaining access to the Sub-station. As can be seen from the proposed site layout plan, we have purposely located the gates to the development beyond the access to the sub-station to allow 24-7 access for SSE.

Claimed rights of access across the site

The Planning Policy consultation response highlights the allocation of the site under LP2 requiring development to address any legally established rear access points. This is a Civil Matter between the landowner and the owners of the two garages adjacent to the access. Since my previous correspondence, the legal process has progressed. A resolution will be found but this is a separate legal/civil matter that is ongoing and should not delay the issuing of planning permission.

Claims from third parties in relation to rear access to the backs of their properties. Other than the above 2 garages there have no other claimed rights of access received. There are no impacts on the above 2 claims of access rights to the two garages. Under the most recent set of changes (in May) you will recall we 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. We have also prepared a tracking/swept path analysis to demonstrate how these garages can be accessed and egressed adequately from a planning and highways perspective. Within the construction management Statement it will be confirmed that there will be access rights to these garages at all times during construction and into the future.

The proposal involves blocking a through route to Nursling Crescent – have you received any claims of rights over this route? The path is part of the title of this site. No claimed rights have been received. We have purposely blocked the pedestrian access (for security reasons) at the point where it opens to the main body of the site end and not at the back edge of the pavement to allow the neighbouring properties either side of the path to continue to have access to their rear gardens down this path. We are not aware of anyone who regularly walks through this site as it is not significantly shorter than walking round. I have measured the distance and it is only an extra 20 metres to walk round on the pavement.

Security concerns

Concerns raised by third parties in relation to security and potential impacts on them – please provide comments. See comments from Stop Domestic Abuse below:

Stop Domestic Abuse are experts at providing safe, confidential accommodation and have been delivering refuge services for over 45 years. The following ensures the security of the refuge and mitigates risk of impact on neighbours.

Maintaining confidentiality of refuge location is a condition within the licence agreement.

Refuge staff complete a comprehensive safety plan for travel to refuge which includes location services being turned off, leaving cars and compromised devices at home, safe times to leave to ensure they are not followed and age appropriate conversations with children.

The property is flagged to the police so in the exceptional event that there is a risk, the police are aware of the location and respond promptly

Refuge staff complete and review individualised safety plans with residents and their children to ensure that any risk is being identified and mitigated.

Refuge residents are highly motivated to maintain the confidentiality of the refuge, and rarely engage with neighbours, to ensure their safety. Stop Domestic Abuse are experts in ensuring refuges remain secure and ensuring there is no impact on neighbours. We have 18 refuges across the Hampshire, Portsmouth and Southampton and there is no significant impact on neighbours.

CCTV – is this proposed and how will privacy of neighbours be protected? Yes there will be CCTV but this will only cover points of entry for security purposes, will not overlook any neighbours and will be used in accordance with Stop Domestic Abuse's CCTV Policy. No one could ever look over someone else's garden on any normal neighbour to neighbour arrangement.

Lighting – levels and impacts beyond boundaries Lighting design would be conditioned but will be low level column or wall mounted lighting around parking area. Sensor Security lights angled down at front and back doors to ensure no light pollution on neighbours.

Security of boundaries and neighbours gardens from people seeking unauthorised access the site. The premises has been designed to harmoniously nestle into its context as if it wasn't there. Stop Domestic Abuse have no issues with neighbours on any of their other premises for this. If there is someone seeking unauthorised access to any property, it would be a matter for the police. The Design Team have had a meeting with Secured By Design and they have no issues with this proposal.

Direct impacts from the development on adjacent neighbours

Please confirm there are now only three ASHP's proposed and whether they are ground or wall mounted. In addition confirm boundary treatment proposed for 22-32 Nursling Crescent. Third parties have also raised noise concerns. Following the previous comments, these are floor mounted and attached to the building towards the centre of the site further away from neighbours within acoustic housing a compliance based condition for noise can be attached to safeguard neighbouring amenity.

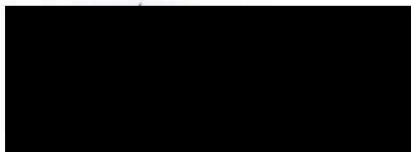
In terms of noise from the play area the Environmental Health Officer has recommended acoustic fencing be provided – We had a long chat about this in our Design Team meeting last week. As proposed there is a large brick wall with pleached tree hedging above. Unless you are seeking a 10ft acoustic wall then I can't see what this suggestion is trying to achieve as it would be ineffective. The type of noise from children playing in a garden would not be significantly different to that of normal large house or even block of flats where such a requirement would not normally be requested. As planning officer you have the power to impose conditions as you see fit providing they are reasonable and necessary etc in line with the tests. As such if you feel that acoustic fencing is absolutely necessary then you have the right to impose a condition accordingly.

Other matters

- Southern water - pre-commencement condition required in relation to sewer protection. Please confirm agreement to this and comment on flow rate requirements for the scheme in relation to surface water drainage. **Pre-commencement condition agreed.**
- Drainage capacity, gardens draining onto the site and underground stream raised by third party – please provide further comment. **The drainage design has factored in the baseline conditions and put forward a strategy for suitable mitigation**
- On boundary treatments generally – the condition of retained walls and buttresses following demolition of the garages is a concern. There are changes in level also likely to impact on treatments. Please provide any comments on the proposed treatments. **Existing walls will be made good where necessary once garages removed in line with the structural engineers advice. This can be agreed by a suitably worded boundary treatment condition.**
- Boundary walls – impact of development on buttresses and wall stability questioned by third parties – please provide comment on the approach to these walls and their retention. **Again, the Structural engineer will ensure walls are secured and made good. This will fall under the Party Wall Agreements with each neighbour and the walls will have to comply with the party wall act.**
- Please provide any comments on recommended noise/construction management conditions from Environmental Health. **Addressed above**
- Please confirm the average stay of residents in the facility –. **The average stay in Havant refuge was 3.37 months. So amenity levels would be acceptable in line with Policy DM7.**
- Conditions are anticipated in relation to Passivhaus Design. **Agreed.**

With the above answered I trust that this application can now be moved forwards and I look forward to receiving a timescale for a decision.

Yours faithfully



Matt Annen BSc MSc MRTPI

Director

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