



David Eaves
Havant Borough Council

By email: david.eaves@havant.gov.uk

Chapman Lily Planning Ltd
Unit 5 Designer House
Sandford Lane
Wareham
BH20 4DY

Date: 16th August 2022
Your reference: APP/20/00658
Our reference: BS-2038

M: 07894 801761
T: 01929 553818
E: brett.spiller@clplanning.co.uk
W: www.clplanning.co.uk

Dear Mr Eaves

PLANNING APPLICATION REF: APP/20/00658 FOR THE DEVELOPMENT OF 175 APARTMENTS TOGETHER WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING ON THE FORMER ELECTRICITY BOARD SITE, BARTONS ROAD, HAVANT

Thank you for your letter of 8th August which helpfully identifies outstanding matters in need of clarification. I herein respond to each of the points and attach the following plans, drawings and technical details in support:

Amended plans and drawings prepared by ARC Architects:

- o Proposed site plan ref: 9303/100 Rev Q at a scale of 1:100@A1
- o Block A floor plan 1 of 6 ref: 9303/102 Rev E at a scale of 1:100@A1
- o Block A elevations 1 of 2 ref: 9303/108 Rev G at a scale of 1:100@A1
- o Block A elevations 2 of 2 ref: 9303/109 Rev F at a scale of 1:100@A1
- o Block B floor plan 1 of 6 ref: 9303/110 Rev E at a scale of 1:100@A1
- o Block B elevations 1 of 2 ref: 9303/113 Rev E at a scale of 1:100@A1
- o Block B elevations 2 of 2 ref: 9303/114 Rev E at a scale of 1:100@A1
- o Block C floor plan 1 of 6 ref: 9303/116 Rev F at a scale of 1:100@A1
- o Block C elevations 1 of 2 ref: 9303/122 Rev G at a scale of 1:100@A1
- o Block C elevations 2 of 2 ref: 9303/123 Rev G at a scale of 1:100@A1

Specification for air source heat pumps: Edel Hot Water Heat Pump (see appendix A to this letter)

Correspondence with Southern Water dated 14th July 2020

Updated CIL forms 1 and 2

In addition, to the above I will forward the following under separate cover later this week:

Car parking technical note prepared by PBA Transport Consultants.

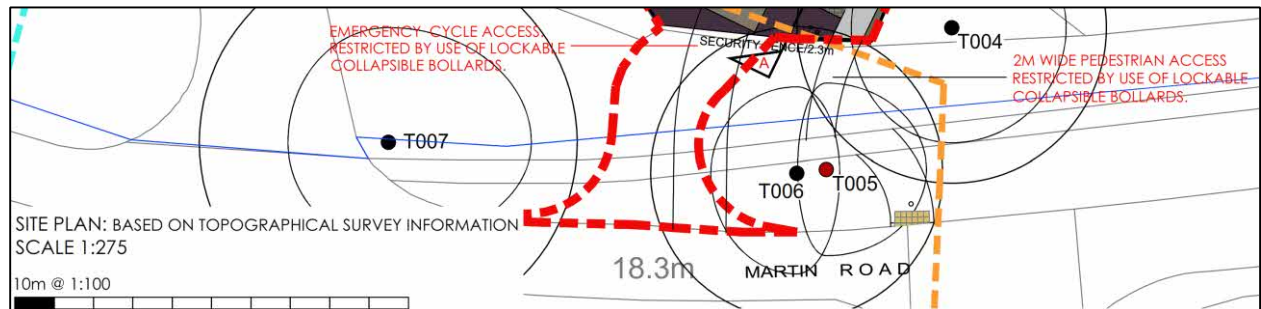
Updated Arboricultural impact assessment, method statement and protection plan prepared by Richard Nicholson to reflect the latest layout and encompass the proposed emergency, cycle and pedestrian access from Martin Road.

Updated Landscape Planting Proposals prepared by JPS Landscape Design

For ease of reference, the information set out below follows the sequence of your letter. The amended plans and drawings encapsulate:

St Martins Road access

The site plan has been amended to show a 2m wide pedestrian link and the Emergency and Cycle Access (restricted by lockable collapsible bollards) annotated as separate routes.



Building Control: Waste storage and collection

The waste storage points, are conveniently located, and well within 30m of the access to each block. The tracking plans demonstrate how a refuse collection vehicle can pull up close to the stores, ameliorating the need for separate collection points.

It is envisaged that waste collection will be by means of private collection and this is annotated on the proposed site plan. This will allow for a higher frequency of collections, negating the need for 77 bins (and the associated capacity).

Crime prevention

Planting has been added to the site plan (and detailed on the landscape plan) to enclose the perimeter of the semi-private space around Blocks A, B and C. This will create defensible space in front of the ground floor flats, thereby protecting the amenity of future occupiers.

The access to block B has been relocated to the front of the building line, so that is no longer recessed and benefits from good visibility.

CCTV will be incorporated to cover each cycle store. If so minded, this can be conditioned.

Sheffield stands have been shown on the site plan. They allow for both the frame and wheel to be secured. If so minded, this can be conditioned.

Annotations showing separate removable bollards for the emergency / cycle access and footway from Martins Road.

The applicant is comfortable with lighting being dealt with by means of condition. A lighting plan can therefore be prepared, submitted and approved at a later date, albeit Fortitudo would respectfully request that the trigger be prior to DPC with subsequent installation of the lighting scheme for a particular block and its associated parking and footways being prior to the occupation of that block.

Southern water

Fortitudo has adopted a diligent approach to the design, identifying constraints and opportunities at the formative stages of the proposal, including the easement. I herewith attach correspondence dated 14th July 2020 where Southern Water dictated the exclusion areas for access etc. These parts of the development will be retained by the freehold company and managed by a block management company, therefore should works need to take place we can restrict access for the required period.

For the avoidance of doubt the stand of distances to foundations have been observed.

Economic Development

The requirement for an employment and skills plan was anticipated, and Fortitudo expect to see this as an obligation in the S106 agreement.

Education and early years

We await your update and feedback but would respectfully remind you of the findings of the viability appraisal.

Environmental Health: Air source heat pump

Fortitudo anticipate conditions related to Contamination, noise, lighting and the Construction Phase.

Fortitudo will be installing the Edel 200uk cylinder. This has a condenser at the top of the unit and relies on 160mm ducting in the ceiling void for extraction. It therefore requires no external apparatus. As a reference point, we used the same system at the site of the former Curlew public house in Havant.

I herewith attach the specification.

Hampshire Fire and Rescue: Sprinkler system

Indicative underground tanks added to site plan, final tank sizes & design to be designed & agreed with specialist sprinkler system designer & fire consultant.

Highways Authority: access to football club

Fortitudo have maintained a dialogue with the Football Club, who have indicated that they are comfortable with the access arrangement shown. This is likely to form part of the wider junction works and I wonder whether the trigger should be prior to DPC on similar, albeit Fortitudo will defer to your judgement.

As set out above, a Car parking technical note will follow. This will include a parking accumulation exercise using TRICS data, demonstrating that residential parking demand falls during the day and early evening, at the same time that visiting is most likely to take place. I would also take this opportunity to reiterate the low car ownership rates of the local area in comparison to the car

ownership rates across the Havant borough. This means that the residential parking standards will already lead to an overprovision without the need for additional visitor spaces.

The proposed development will provide active electric vehicle charging provision to 20% of the proposed parking spaces. If so minded, this can be conditioned. An EV plan can therefore be prepared, submitted and approved at a later date, albeit Fortitudo would respectfully request that the trigger be prior to DPC with subsequent installation of the active EV chargers for a particular block and its associated parking being prior to the occupation of that block.

48 additional cycle spaces have been added such that 290 cycle parking spaces have been provided across the site. The distribution seeks to ensure that the cycle and visitor cycle spaces are distributed evenly across the site and are convenient to the block(s) that they are intended to serve.

Local Lead Flood Authority

Fortitudo anticipate conditions relating to drainage.

Natural England

As you are aware HRA mitigation has been secured and validated. This includes the use of the Whitewool Stream Wetland scheme as mitigation to avoid and Fortitudo fully anticipate that this will be reflected in the S106 agreement.

mitigate the impact of water quality arising as a result of the proposed development.

Fortitudo anticipate conditions relating to biodiversity. The findings of the ecological assessment dated 2020 hold true. The following enhancement measures were recommended:

Areas of wildflower grassland can be incorporated into the landscaping scheme to provide additional habitat for local invertebrates which will further enhance the site for local populations of bats and birds. The seed mix should be of local provenance and be allowed to flower before being cut.

The landscape planting should incorporate a range of native species such as oak (*Quercus robur*), hazel (*Corylus avellana*), hawthorn (*Crataegus monogyna*) and spindle (*Euonymus europaeus*). These will provide a range of foraging resources for the local bird population and also provide additional nesting areas.

Integral bird boxes should be included within the new buildings on the site. The buildings provide an opportunity to include integral swift boxes at the eaves on the 4.5 storey block of flats. The bricks should be installed at the eaves in clusters with a minimum of 4 bricks. They should be installed in shaded areas out of direct sunlight and away from windows. These bricks provide nesting opportunities for swifts but also for house sparrows. Preliminary Ecological Appraisal, Barton's Road

Integral bat tubes will also provide opportunities for local bat populations such as common and soprano pipistrelles which are found in urban areas.

The creation of log piles within the areas of wildflower grassland would provide additional habitat for invertebrates which will enhance the area for bats, birds and also hedgehogs.

The inclusion of wildlife ponds within the design will create focal points for residents. The ponds should be created with a sloping side and be kept free of fish. The margins of the ponds should be planted with species such as purple loosestrife (*Lythrum salicaria*) and water mint (*Mentha citrata*). The ponds can be fenced with a post and rail fence and information boards provided to educate residents about the importance of ponds and the local wildlife present. It may be possible to link these with the drainage strategy for the site

Whilst the site plan has been updated, the planting suggestions will be covered within the updated landscape plan. The other measures can be accommodated. I would respectfully suggest that a condition be imposed requiring that the location and specification of Integral bird boxes. Integral bat tubes, log piles pursuant to the enhancement measures set out in the ecological report dated 2020 be submitted and approved in writing prior to DPC. No ponds are proposed – see drainage strategy.

Policy team

We await your update and feedback but are mindful of the long gestation of this application, the history of this allocation and the pressing need for housing delivery in sustainable locations (noting that the review of the Local Plan has been abandoned and that the Council are reliant upon an interim strategy). This brownfield site enjoys an inherently sustainable location within the existing built-up area. It is well placed to deliver high density residential development to meet the identified needs of the Borough. Thus, whilst an update might be welcome, this need not delay the determination of the application.

SE Hants Clinical Commissioning Group

We await your update and feedback but would respectfully remind you of the findings of the viability appraisal.

Traffic team

See comments in relation to Hampshire Highways above.

Waste services

See comments under waste storage and collection above.

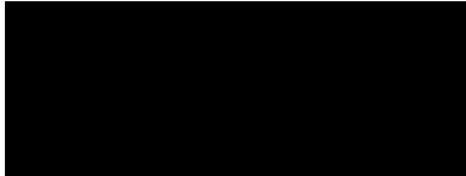
Landscaping team

Fortitudo acknowledge that red brick is prevalent in this part of Havant and contributes towards the distinctive character of the area. The external facing material has been amended accordingly – with red brick employed throughout all three blocks.

The proposed car parking is an integral part of the scheme and has been softened through the incorporation of planting around the perimeter of each block. Occasional trees and green space help to break up the continuous run of parking. It is not feasible to introduce further breaks given the constraints of the site and we would respectfully request that this be considered in the round.

Finally, the draft obligations are noted. I trust that the draft S106 is in hand and that we might have sight of this soon. Similarly, and as previously requested, I would be grateful for sight of any pre-commencement conditions that you are minded to impose. I herewith attach an updated CIL form 1 reflecting the amended plans and drawings pack.

Yours sincerely



Brett Spiller MRTPI, MCIWM, BTP, BA (Hons)
Director

APPENDIX [A]



Edel Hot Water Heat Pump

200L Edel Hot Water Heat Pump

The Edel range of heat pump cylinders comes in two sizes, 200L and 270L. The inner vessel is made from Stainless Steel with a Hot Water Heat Pump mounted on top. The heat pump can produce hot water very efficiently as it extracts heat from external air supplied via insulated ductwork, which is available as an accessory. Due to the high efficiencies, the cylinder reduces the Dwelling emissions in SAP making it possible to pass using electric space heating and the Edel cylinder.

- Stainless steel tank
- Specified with insulated ducting to minimise installation time
- High carbon savings
- Low height allows installation in a standard apartment
- Very quiet operation

Only available from our installer partners

[Find an installer](#)