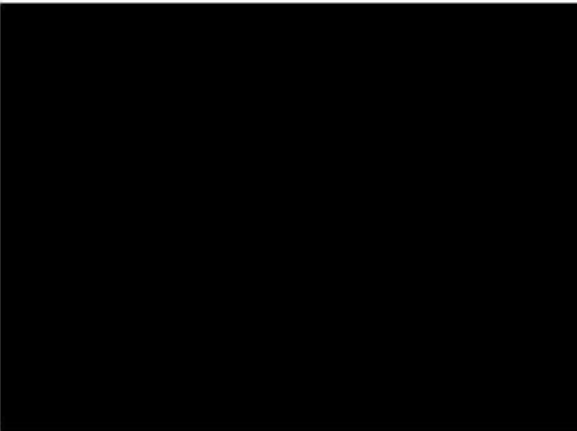




Mrs Rachael McMurray,
Planning Development,
Havant Borough Council,
Public Service Plaza,
Civic Centre Road,
Havant,
Hampshire, PO9 2AX

28th November 2017

Dear Rachael

Ref: Planning Application - APP/17/00633 – 3rd Objection

I refer to the submission of amended plans and the accompanying “Agent Letter Regarding Revisions” published on the 23rd November 2017 on the HBC planning portal.

In summary, the amended plans submitted by McCarthy & Stone on the 27th October 2017 do not address satisfactorily any of the concerns expressed in my objection letters of the 3rd July and 13th September 2017 and therefore my decision to object to this application remains. I would ask the Council to refuse permission for the application on the grounds already set out in these objection letters.

Further Areas of Concern

After examining the amended plans, I would like to bring to your attention the following issues:-

- 1. Reduced Car Parking Spaces** – the Transport Statement (submitted 21/06/17) - paragraph 3.11 said that there would be 28 car parking spaces available on site, a number felt to be inadequate according to the Consultee Traffic Team’s comments (submitted 11th July 2017).

Having examined the amended site plan, I note from it that this number has now been reduced to only 24 car parking spaces. One has been lost from the rear of the site and three spaces from the small car park situated in the wood to the west of the site.

24 spaces is clearly an insufficient number by any standard to cater for the 25 flats plus the guest suite, visitor, delivery and staff parking. There is **no** additional parking available in Western Avenue, or the Havant Road to cope with the inevitable overflow.

2. **Minimal reduction in size** – the amended plans show that, due to the rear four flats (Units 06, 07, 18, and 19) now being 1 bedroom only, the building's footprint has reduced **from 1456 sq. metres to 1423 sq. metres, an insignificant 2% reduction in size.** By comparison, all of the existing Orchard House buildings cover only 265 sq. metres.

Further to this, the loss of area only affects the back of the building where the maximum depth of the "T section" has been reduced by only a metre. The front of the building remains the same size **at 56 metres long and 17.49 metres high, dwarfing all of the private properties surrounding it.**

I would like to point out that when local residents were consulted on the planning application for 1d Beach Road, I was impressed by the care and professionalism taken by the planning department to ensure that this new build was kept as low as possible with little opportunity for overlooking, and it succeeded in its aim. I feel certain that the same meticulous standards will be applied to this application.

Policy CS9 of the Council's Core strategy requires housing proposals to respect the character of the surrounding area. The size of the building clearly does not respect this stipulation and planning permission should be refused.

3. **Loss of 16 mature trees** – whilst I welcome that T12 Horse Chestnut is no longer under threat, it is difficult to reconcile this minor gain against the 16 other mature trees that will be removed, along with much of the vegetation, and replaced with a massive block of flats.

Responses to "AMENDED PLANS - AGENT LETTER REGARDING REVISIONS"

1. **Errors** – The Agent's letter contains several mistakes which are confusing:-

- Page 1 - Paragraph 2 states that the amendments result in "25 x 2 bed to 24 x 2 & 4 x 1 bed units". This equals 28 flats!
- Page 1 - Paragraph 4 mentions the removal of a single car parking from the rear of the property but then fails to mention that 3 car parking spaces have also been removed from the front of the site.
- On Page 2, paragraph 2 mentions "the retention of T2 Chestnut". T2 is a Sycamore that was already being retained as it is sited in the wood to the west of the site.

2. **Unit 22 Overlooking Other Properties** – The Agent's assumption is incorrect. Unit 22 overlooks 1d Beach Road and Claremont's rear garden. He also does not mention that moving the building back a metre in the site places this balcony even closer to both gardens. I do not accept that there is a difference between "active" or "casual" overlooking.

There is also no mention of what is being done to stop the second floor Penthouse suite balconies of Units 23, 24, 25 and 26 from overlooking gardens (either "actively" or "casually") in Beach Road and Brook Gardens, due to them being 17 metres above the ground.

3. **Affordable Housing S106 Payment** – McCarthy & Stones' agent states that his client wishes to make an offer of £285,000 to offset the fact that these flats cannot be classed as affordable housing. It is not clear whether this offer includes the CIL payment of £118,500 (using the CIL calculator on the HBC website). If it does include the CIL payment, then that would mean that McCarthy & Stone wish to make an S106 payment of only £166,500. This is a wholly inadequate payment that could not support the building of a single affordable house. It is an insignificant amount when you consider that the development should generate a projected profit margin of £3m - £3.4m for McCarthy & Stone plus the profits from providing management and other services to the residents for an indefinite period.
4. **5 Year Housing Supply Report** – Mr Bendinelli asks if the LPA will confirm the 5 Year Housing Supply Report submitted on the 21st June 2017?

I would suggest that the Council does not accept the conclusions of the Sedgewick Associates' 5 Year House Supply Report as they are no longer correct.

Essentially, this report fails to mention the May 2017 Supreme Court Judgement - *Hopkins Homes v Suffolk Coastal District Council and Richborough Estates v Cheshire East Borough Council*. This judgement states that whilst the absence of a five year supply of housing land introduces a presumption in favour of the grant of planning permission, that presumption cannot be consummated until after the development has been weighed against the relevant policies of the Council's development plan. Havant Borough Council's Policy AL1 supports this position.

5. **Determination Date** – Mr Bendinelli agrees the "determination date" as the 24th December 2017. I have been assured by Rivka Creswell, the Havant Councillor, that the determination will be heard at a public Development Management Meeting if necessary. It is unlikely that this meeting would take place on Xmas Eve (or indeed a Sunday).

With best wishes

Graham Simmonds
Claremont, Western Avenue, Emsworth, PO10 7LP