



Our Ref: P1571/JP
Date: 15th December 2021

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Lewis Oliver
Principal Planning Officer
Planning Services
Havant Borough Council
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Civic Centre Road
Havant
PO9 2AX

BY EMAIL: Lewis.Oliver@havant.gov.uk

Dear Lewis,

Elettra Avenue ,Waterlooville - APP/21/00399

We write in respect of the above planning application that you are currently dealing with on behalf of Hargreaves Properties to respond to a number of points that have arisen during the initial consultation on the application to submit updated and revised information to address the points raised. The key points that our submission seeks to address are the comments of the Highway Authority and the concerns over the Sequential Test. We are also submitting a revised layout and updated landscaping and lighting plans to address detailed design points raised.

Highways

Please find attached a Transport Note prepared by DTA that responds directly to the comments made by the Highway Authority. In addition, please also find attached a further report entitled Hambledon Roundabout Appraisal also prepared by DTA that seeks to respond to the specific concerns of the Highway Authority.

As noted previously, we have already provided these reports to the Highway Authority but now ask that you formally seek their updated views on the submitted information.

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Sequential Test

Following receipt of comments from your planning policy colleagues we have now assessed the vacant former Waitrose store in the town centre as part of the sequential test and provide an addendum to the originally submitted Sequential Test report for your consideration. The Addendum considers issues relating to subdivision, disaggregation, suitability, accordance with the Development Plan and the fall back position that now exists as a result of the grant of outline planning for retail use across the wider site.

Updated Plans

A revised site layout plan is submitted (Drawing 21A77-HNW-ZZ-ZZ-DR-A-2100_P07 - PROPOSED SITE PLAN). The key changes that this incorporates are:

- Carparking layout amended to improve pedestrian safety, connectivity and visibility across the site. Realignment of kerbs, parking bays and planting to suit.
- Additional planting proposed as per Bradford-Smith Landscape drawings.
- Unit A Trolley Store repositioned (minor reposition) to suit tenant corporate requirements and level change indicated to Loading Bay (as is illustrated on previously submitted elevations).
- Visibility splays, foot/cycle path and junction works updated to align with DTA responses to highways concerns.

Due to the changes in the layout and following receipt of the comments from the Council's landscape officer, we have also updated the proposed landscaping plan. Accordingly, please find attached drawing 836 - LA -P-01 Rev B HARD AND SOFT LANDSCAPE PLAN. The plan now adds in hard landscaping proposals on the site as requested although we have not provided specific design details for walls or fencing; such details could be secured by condition. A key point to make is that additional trees have been introduced in both parking areas and on the site frontage. However, it has only been possible to add 4 rather than the 5 requested on the Elletra Avenue boundary as the fifth would have been sighted in one of the visibility splays for the junction.

A further point to note is that the tree planting proposed on the southern boundary adjacent to the car park next to the foodstore, is actually outside of the red line application boundary. However, the land is edged as blue so in the full ownership and control of the Applicant and therefore deliverable. If necessary, could a condition be applied to secure the delivery of this element of the landscaping scheme if this is a concern to the Council?

We will also be updating the planting schedule that was submitted previously and this will follow on in due course.

Please also find attached lighting plans for the proposed development.

EX1 Site Plan Flood lighting - P4
EX2 Site Plan Flood lighting Levels - P4

I trust the above is in order and that you have what you need to carry out your reconsultations. If anything further arises please do not hesitate to let us know and we will aim to address any points.

Yours sincerely



**John Pearce BSc (Hons) MTPL MRTPI
Associate**

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cc H Rainsford – Hargreaves