

Our ref: 50947/RO
Your ref: APP/21/00678



Planning Services
Havant Borough Council
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Civic Centre Road
Havant
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Sent by email to: david.eaves@havant.gov.uk
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21 February 2022

Dear David

Application for Reserved Matters Approval pursuant to Outline Planning Permission APP/19/00007 for the layout, scale, appearance and landscaping of 70 dwellings and associated works. Request for approval of details pursuant to Conditions 5 (Arboriculture); 7 (landscaping); 8 (drainage); 10 (boundary treatments); 13 (levels); 15 (highways); 17,18 and 19 (archaeology); 21 and 32 (lighting).

I write regarding the above and further to our helpful meeting of 27/1, and your subsequent letter of 16/2. I was about to issue a comprehensive pack of additional information to you when I received your letter, hence some of the information may already require further amendment. This is in hand. Nevertheless, there are also elements for which are not affected by your latest comments and would benefit from further consultation in the meantime (shared cycleway etc.).

In general, the applicant has considered your comments, along with the latest responses received from statutory consultees which require further additional information and/or clarification of various issues. This letter seeks to provide additional information and/or an interim response to these issues.

Additional Information

The additional/amended information can be downloaded here:

https://drive.google.com/drive/folders/1O0q_bxJwcY5-msdjuUyAr-Wy1AQHe3-b?usp=sharing

Condition #7

Proposed new landscaping along the site boundary with the crematorium will include semi-mature trees. All other parts of this condition have been addressed.

Condition #22

The applicant is committed to delivering electric vehicle charging points (EVCP) as required. The applicant intends to submit a separate application to discharge this condition.

Condition #23

The applicant intends to submit a separate application to discharge this condition shortly. An executive summary of the sustainability information to be submitted will be issued to you shortly to help your assessment of this RM application.

Condition #29

All units have been designed to meet the National Described Space Standard (NDSS). With regard to the Marlow and Windsor housetypes, these had been mistakenly annotated to show Net Internal Area (NIA) rather than Gross Internal Area (GIA). Updated plans showing GIA in accordance with the NDSS will follow shortly.

Condition #34

Condition #34 comprises multiple elements. The majority of these elements have been addressed. It is not immediately clear from your letter which elements you consider require further consideration but it is assumed that it is limited to the landscape buffer to the crematorium access. I would be grateful if you could confirm.

The applicant is considering your comments in relation to the landscape buffer in this location and will respond in due course.

Revised Layout

The applicant shares your disappointment over the failure to agree a workable solution for the land adjoining the crematorium. The operators of the crematorium have been a key stakeholder throughout the RM process – the applicant engaged with them fully prior to submission and their comments contributed to the overall proposal. The operators of the crematorium have not objected to the proposal.

The applicant has listened, has reflected on your comments, and acknowledges the need to ensure that the Crematorium remains a tranquil place where mourners can expect a respectful experience.

It is considered that a 3m landscaped buffer and bund, together with a 10m garden and a 7m landscaped buffer from the crematorium access road to the site boundary, will deliver the 'significant landscape buffer' required by condition #34.

Cycle/Pedestrian Link

The applicant has listened to the case for a shared pedestrian/cycle route linking existing local infrastructure and has amended the layout to include provision for a new route along the Bartons Road frontage, within the approved red line. Details of this new route are included in the enclosed information.

Mix

The applicant maintains that there is no condition attached to the OPP which secures a specified mix. Mix is not a 'reserved matter' and hence there is no opportunity to consider the proposed mix at this stage. Nevertheless, the applicant has sought expert advice from the market to inform the broader consideration of this issue and to inform the layout generally. The enclosed letter¹ advises that whilst smaller units of accommodation may be appropriate in town/city centres, the market for smaller dwellings has diminished overall. Meanwhile, urban-edge locations (such as the application site) is seeing considerable growth in demand for family housing, to the extent that there is now an under-supply.

It is important to emphasise that the applicant is not resisting the provision of 2 bed units altogether. The applicant is simply making the case that there is limited (shrinking) market demand for these units in this location, with clear prospects that this trend will continue.

Where the proposed development falls short of the 35% emerging policy expectation (making provision for 27%), the Council will be compensated by receiving a greater contribution to the Community Infrastructure Levy (CIL).

Therefore, your suggestion to increase the quantum of smaller units across the site would not be supported by the market and could render the site unviable and undeliverable.

Garden Sizes

The 'Bromsgrove' housetype can be treated like a 'vertical flat'. It is a product that the applicant is familiar with and has a track record of delivering with successful results (including at the West of Waterlooville development). Feedback from registered providers (RP's) is that this housetype promotes wellbeing – a sense of pride from living in a house – and reduces anti-social behaviour. The layout has been amended to include areas of private amenity for each unit, in addition to the areas of communal amenity.

Overall, garden sizes are being reviewed for clarification and a schedule of garden sizes will follow shortly.

This could include details of the proposed LAP.

Emerging Policy

The applicant understands that the OPP relied on emerging policies in the pre-submission Local Plan to justify the proposals and a schedule of compliance with the emerging local plan was included in the OPP. Looking forward, this schedule of compliance will be expanded to illustrate the approach taken with the RM. However, the applicant is mindful that the recently published Inspector's Interim Findings Report recommended that the emerging Local Plan is currently unsound and should be withdrawn. As such, the weight that can reasonably be attached to these draft policies is unclear.

Nitrate Neutrality

An updated nitrate budget is enclosed with this letter.

¹ prepared by McLaren Clark Consultancy (3rd February 2022)

S106 Deed of Variation

An application to vary the s106 has been submitted to the Council by the applicant.

Summary

The applicant has listened and given consideration to the comments made on the submitted reserved matters. This letter seeks to provide clarification of a number of matters. Additional information is also being prepared to address these comments and will follow in due course.

We hope the above and enclosed is useful. As ever the applicant remains willing to discuss the proposals and to seek to address any reasonable concerns.

If you require further information please do not hesitate to contact me.

Yours sincerely,



RICHARD OSBORN
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encs.