

Our Ref: HP19088 / A114230

Your Ref: APP/21/00601

David Eaves

Principal Planning Officer
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Havant Borough Council
Public Service Plaza
Civic Centre Road
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PO9 2AX

10 November 2021

Dear David

RE: LAND NORTH OF SOLENT ROAD, HAVANT (APP/21/00601)

On behalf of our client, Chancerygate (Erdington) Ltd, we wish to thank you for providing comments on our proposals at our meeting on 12 October 2021 and in subsequent discussions. This letter seeks to address the comments made, sets out some additional amendments to the scheme and clarifies some of the changes already made for ease of reference.

Proposed access from Solent Road adjacent to the Medical Centre

We are aware there have been a considerable number of comments made about the location of the access adjacent to the Medical Centre, and whether it is safe for it to be shared by the business park and the users of the Medical Centre. It has also been suggested there could be an impact from overflow parking if Portsmouth Water employees cannot park on their site. We would start by pointing out that this access road is owned by Portsmouth Water, with Bosmere Medical Centre having been granted a right of access across it. In addition, the parking problems experienced by the Medical Centre are existing, which the applicant is not required resolve; they simply must ensure their own scheme provides suitable parking for their own proposals, which has been done. In fact, the proposed parking provision is slightly higher than the Council's standards to ensure there is a suitable amount of parking on the site for employees and visitors.

Portsmouth Water are a responsible local business and will ensure that their employees know not to park in the Medical Centre, and we assume that if anyone is parking where they should not, then parking enforcement action would follow by the car park operators or owners and this would discourage any further infringements. As you know, we have already submitted a Transport Addendum that explains this further, and I trust reassures you that the parking provision is suitable.

In relation to the safety and easy accessibility of patients and other users to the medical centre, whilst not required in highway terms, our client has agreed to amend the access so that traffic leaving the commercial units, and the Portsmouth Water headquarters will have to stop and give way to any traffic arriving or leaving the Medical Centre. There will also be a 'Keep Clear' marking across the access, so traffic is able to get in and out of the Medical Centre safely and conveniently. We are aware there have been comments that an ambulance could be obstructed, should it be visiting the site. We trust that in this very unlikely event, the proposals as set out above will ensure easy access. We hope this amendment is welcomed and addresses some of the concerns raised by third parties. An amended Site Plan TP – 003 D has been attached which includes these amendments.

Access from other locations

At our meeting, you asked about the possibility of moving the access further to the west along Solent Road to separate the access with the Medical Centre, and also if access could be made from the north or west of the site. We had already considered those options at the design stage, and set out below why these options are not possible:

1. Access further to the west on Solent Road – we have submitted 2 plans "Alternative Site Access Study 1" and "Alternative Site Access Study 2" which show two options for how the buildings could be moved closer to the Medical Centre in order to facilitate a separate access. As illustrated on the plans, this was discounted early in the design discussions as it would result in an increased noise impact on the residents of Manor Court, as the yards would be much closer to them than as proposed, and the buildings will not be able to act as a noise buffer as proposed, being located between the yards and Manor Court.

These options were also discounted as they do not work as well in highway terms. Not utilising and upgrading the existing access to the site would mean the introduction of an additional access along a stretch of Solent Road where several accesses already exist. It is understood that HCC Highways would require a new access to be displaced at least 50m from the existing access into the site. This would mean that such an access would then be directly opposite three existing access points into the Solent Trade Park on the southern side of Solent Road.

Therefore, the proposed approach to upgrade the existing access point, avoiding any potential conflict with existing access points along Solent Road, was very much informed by considering what would, and would not, be an acceptable solution in highways terms.

Lastly, the two proposed options we considered would result in a greater number of trees being lost along the Solent Road frontage

2. Access from the North

The existing Headquarters building is allocated for residential use under policy H17 of the submission version of the Local Plan for 'about 135 dwellings' (it is also allocated in the existing Local Plan (allocations) document). It would not be considered favourable in highways terms to route a commercial business park access through a new housing development. An access from the north would also result in a convoluted access route, as the access would have to bend around the back of the existing houses on West Street and then find a route, if possible, between the existing Springs and the land to the west. This would also affect the visibility of the commercial units, which is an important economic consideration for tenants.

3. Access from the West

Similar issues would arise by trying to run the access through the existing Portsmouth Water operational yard from the west. A new access to a commercial business park would have a negative impact on the residents on Brockhampton Road and would route very close to The Old Manor House which is a grade II listed building. Notwithstanding the above, the land is not available as it forms part of Portsmouth Water operational and active yard.

Impact on views from Manor Court

While there is no right to a view in the planning system and applicants have the right to develop their own land, we have considered and taken on board the concerns raised by the residents of Manor Court. Chris Hardyman from Portsmouth Water and myself went to visit the residents before proposals had developed. We observed the view from their properties and can appreciate that the proposals will have an impact on it. As a result, of this visit, and following pre-application advice from the Council in relation to the relationship of the industrial units with the properties of Manor Court and any impact on their amenity, the layout was fixed to:

- have the industrial buildings running along the boundary with the residential properties, so that the yards are further away from the residents to minimise any noise impact, with the buildings acting as a noise barrier;
- the roof of the units are mono pitched, sloping away from Manor Court to minimise the height and lessen their impact; and

- it was also agreed to 'step' the northern two units further away from Manor Court to increase the distance and reduce that visual impact.

Since the application was submitted and as shown on the new layout plan TP-003D further planting has been included between the site boundary and the rear of the units with more mature trees to be used when planted and they will be placed on top of the bund to reduce this impact further. We have also amended the rear elevations of the units (submitted drawing TP-010A) to use two shades of green cladding along this elevation to further minimise their impact. The submitted elevation drawing shows how the trees will grow to provide a more natural outlook after five years. We have also submitted an amended schedule of external finishes that shows the proposed cladding colours in more detail.

We believe that the distance from Manor Court combined with the low height of the rear elevation means the development was acceptable as submitted, but that the additional planting and softened material palette improves this relationship even further.

Summary

Once again, we would like to thank you for your comments regarding the scheme and I trust you can see that the scheme before you only resulted after considerable thought had been given to the best way to develop the site. We trust we have explained the other options that were considered and that the scheme under consideration is suitable in highway terms and has also been designed to exceed the requirements relating to impact on neighbouring properties. The proposals will ensure the continuation of Portsmouth Water in Havant, next to the Bedhampton Springs, which is a considerable economic benefit to the Borough. Likewise, by moving their offices this allows the existing site to be redeveloped for much needed housing.

I trust that you now have everything you need and that the above will allow you to progress towards a positive recommendation. We look forward to your response, and if you have any questions, please do not hesitate to contact me.

Yours sincerely,



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