



Our Ref: HP16070
Your Ref: APP/18/00244

By Email Only

David Eaves
Planning Services
Havant Borough Council
Public Service Plaza
Havant
PO9 2AX

20 September 2018

Dear David

Planning Application Reference APP/18/00244 - Former Colt International Site, New Lane, Havant

Thank you for your letter dated 12 September 2018, setting out your comments in relation to the above planning application, particularly in respect of the consultation responses received.

Firstly, I am pleased you remain confident that the planning application is moving towards a positive conclusion and Homes England have been reassured by this. However, as you are aware, Homes England had also been hoping for a determination before now, in order to meet their internal deadlines. For this reason, and the fact that at this stage, this is an outline application only, I have requested below that a number of the matters can be more reasonably controlled by condition or a requirement in the S106. Not only will this help with Homes England's desire to secure planning permission and progress with the detailed design and subsequent delivery of the site, it will also prevent abortive work due to changes made as part of this detailed design. I hope you will agree with the proposals below for various matters to be dealt with by condition or S106 Agreement, but in the event that you are not satisfied that this is an appropriate mechanism, I would be grateful if you could let me know as soon as possible to avoid any further delays.

As you know, I sent an initial response to your letter regarding landscaping, the S106 and a proposed extension of time request, in my email dated 18 September. The purpose of this letter is to now provide a full response to the issues that you raised, which are addressed in turn below.

Planning Policy

With regard to comments received in respect of the employment unit size, my colleague Sarah Hains sent an email on 19 June, setting out the rationale behind the proposed dimensions. The relevant wording is copied below for your reference:

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The basis for the proposed business unit floor space is set out in the Planning Statement, paragraphs 6.6 to 6.11. The planning application proposes 2860 sqm, comprising 10 units which can be configured to provide units of varying sizes, depending on occupier requirements. The provision of 2860 sqm is based on the requirements set out in the Employment Land Review (ELR) 2016 which states that, "Evidence from discussions with local business occupiers has indicated a shortage of good quality buildings available within the borough for B2 use within a reasonable price in the size range of 10,000 – 30,000 sq ft in different configurations". Para 10.6 of the ELR also recognises the importance of flexible and market orientated policies within emerging Local Plans.

10,000 – 30,000 sq ft translates to 929 – 2787 sqm. Ten units of 286 sqm are proposed (to provide a total floor space slightly above the top end of this range), which can be arranged in different configurations, providing various options in terms of floor space.

I am aware that Draft Local Plan Policy H35 proposes a higher floorspace requirement of 5,900 sqm. The discrepancy between the figures stated in the ELR and proposed policy H35 has been brought to the attention of Jade Ellis, Principal Planning Policy Officer who believes that the higher figure at H35 was derived from an early version of a site layout which showed a 2-storey employment building. Jade has indicated that she will review this requirement as policies in the Local Plan are progressed. Given the evidence proposed in the ELR, as well as on-going discussions with officers at Havant Borough Council, it is considered that the proposed floor space figures are appropriate and justified. In addition, the proposed floor space is capable of supporting 120 jobs on the site, comparable with the previous use.

Your comments regarding parking and the SRMP contribution are noted and I welcome confirmation that these can be addressed through the reserved matters application and S106 Agreement.

Community Infrastructure

Noted, no further comments.

Archaeology and Ecology

Your confirmation that requirements in respect of Archaeology and Ecology can be met through appropriately worded conditions, is welcomed. While I understand that in most cases, these will be standard conditions, I would be grateful if you could send a copy of the draft conditions prior to the issue of a decision notice, for my client to review and comment if necessary.

Flooding/Drainage

The recommendation for conditions to address any outstanding matters is noted and again, it would be welcomed if we could have early sight of draft conditions. I also note that you have re-consulted the drainage authorities further to the submission of an updated FRA and Drainage Strategy. It would be helpful if we could be informed of these consultation responses as soon as they are received so that we can respond accordingly and as quickly as possible to avoid further delays.

In particular, I note Portsmouth Water's comments and their request for further details. As you know, this is an outline application and the neither the developer or final design are known at this stage. As such, I welcome your suggestion that these matters are dealt with by bespoke conditions. Detailed assessment and consideration at this stage, without knowing how the site will ultimately be



developed, could well result in costly and time-consuming investigations which will then need to be repeated at a later date.

Environmental Control Officer

Noted, a copy of the proposed conditions is requested as soon as they are available.

County Highways

It is noted that County Highways have been re-consulted and I would be grateful if you could provide a copy of their response as soon as it is received. Likewise, it would be helpful if you could provide details of any S106 contributions or requirements in relation to highways matters, so that these can be considered by the client, particularly in relation to the marketing of the site.

County Education

Noted.

Hampshire Fire and Rescue

Noted.

HBC Housing

Noted.

Landscape Team

As I mentioned in my email of the 18th September, this is the first time we have been advised of these detailed landscape requirements, now five months after the application was validated. The application is in outline, with all matters reserved except for access. With this in mind, the final layout is yet to be determined and as such, the exact position of pedestrian/cycle links and the type of landscaping proposed is unknown. The layout provided at this stage is indicative. It demonstrates that the site is capable of delivering up to 100 new homes, together with employment units and appropriate space for parking, landscaping and open space. The requirement for a detailed landscaping strategy and a suitable link between the site and Bartons Road would be better met through conditions or through the S106, as you have suggested for the other issues raised by the Landscape team, so that they can be incorporated at the Reserved Matters design stage.

I also note your comment regarding the potential impact on trees T14 and 15. Again, it is disappointing that this is only being considered now. I would be grateful if you could forward the arboriculturalist's comments as soon as possible.

Hampshire Constabulary

Noted, a copy of the proposed conditions is requested as soon as they are available.

Public Health Team HCC

Noted, a copy of the proposed conditions and any S106 requirements is requested as soon as they are available.

Southern Gas

Noted, no further action required.



S106 Requirements

I look forward to receiving a draft of the proposed S106 agreement as soon as possible.

As explained in my email of 18 September, when both the S106 Agreement and planning conditions are drafted in detail, please note that it is essential to Homes England that they are drafted in ways which enable the separate marketing, subsequent Reserved Matters design, and development of the residential and commercial parts of the site. This is because the residential part will be offered to developers on HE's Developer Partner Panel (DPP), whilst the commercial part will be advertised on the open market.

Extension of Time

I have not yet received this request. As I will now be on leave for a week, please could you also copy Sarah Hains into your request for an extension of time and any other correspondence, so that she is able to liaise with Homes England and provide you with any further responses as soon as possible.

I trust that the above provides you with sufficient information to progress this application to determination. As I said previously, it is reassuring that the application is heading towards a favourable conclusion and I look forward to hearing from you regarding the outstanding consultation responses, details of proposed conditions and the draft S106.

Yours sincerely



Jeremy Gardiner
Head of Southampton Planning