

RE: The Swan PH APP/17/01189 - amended plans and documents



Thu 04/01/2018 17:07

To: Eaves, David <David.Eaves@havant.gov.uk>;

Cc: Planning and Development Shared Mailbox <planning.development@havant.gov.uk>;

5 attachments (11 MB)

PPE.pdf; 1710-46 TS01B - Transport Statement.pdf; 1710-46 SP02.pdf; 9Z2-Topographical.pdf; 17.2292.100_P6.pdf;

Good afternoon,

Thank you for your letter dated 20/12/17 which sets out your considerations and concerns.

I have pleasure in submitting the following:

- Amended Topographical Survey (Plan ENC/161017/9Z2 – Topo) which now annotates the existing garden arrangement and the location of the existing smoking shelter on the northern boundary
- Amended Proposed Site Layout Plan (Plan No. 17.2292.100_P6) which now shows an amended parking layout and extended acoustic fencing along the eastern boundary between the retained PH and proposed new dwellings
- Transport Statement (Ref 1710-46/TS/01/B and dated January 2018 and associated plan 1710-46 SP02) that aim to address concerns raised in regard to parking provision, servicing, and provides amended swept path analysis

We would further comment that the current arrangement/layout of the PH is not subject to planning controls or conditions and as such could have been changed at any time without requiring planning permission. We consider that irrespective of the position of the garden either to the east or the west the relationship remains the same i.e. pub garden to residential properties and do not feel the proposal represents a material change. Notwithstanding this we have provided and extended the acoustic fencing as requested which provides a betterment to the existing arrangements. We note that neither of the adjacent properties in Ernest Road or St Michel's Road have objected and thus it must be concluded that they have no objections to the proposed change.

In regard to the amenities of potential new residents we feel that the proposed acoustic fencing provides adequate mitigation and we do not feel that any additional measures such as the suggested glazing, noise insulation, passive ventilation etc are reasonable or necessary however accept that if you disagree conditions could be applied to secure such details at a later date.

We accept that the retained pub will require a replacement smoking shelter however if it is considered reasonable and necessary in relation to the development proposals before you we would prefer a condition that secures details of its position and design.

We note that it is your intention to re-advertise and re-consult on the application and would question the need to re-advertise given the minor amendments made however we leave this to your discretion. As requested we return herewith the duly signed PPE which extends the deadline to 30/1/18.

We hope that the above, attached, and our letter dated 8th December address all of your concerns and will enable a positive recommendation so that Solent Recreation Mitigation Project contributions and CIL can be resolved and a decision can be made by the revised deadline. If however you have any further concerns or queries please let me know.

Kind regards

Tracy Payne
Senior Town Planner

WYG

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From: David Eaves [mailto:david.eaves@havant.gov.uk]

Sent: 20 December 2017 12:20

To: tracy.payne <tracy.payne@wyg.com>

Subject: The Swan PH APP/17/01189

Dear Ms Payne

Please find attached our letter in relation to the above planning application.

Regards

David Eaves

Principal Planning Officer

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