

Deputations Received

HAVANT BOROUGH COUNCIL
PLANNING COMMITTEE
THURSDAY, 29TH SEPTEMBER, 2022

Please note that the attached supplementary information was unavailable when the agenda was printed.

Agenda No Item

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|-------------|---|--------------|
| 5(a) | APP/20/00658 - Proposed Development site (former Electricity Board site), Bartons Road, Havant | 1 - 4 |
| | Proposal: Proposed development of 175 apartments together with associated access, parking and landscaping. | |

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Deputation on behalf of Havant Climate Alliance and Friends of the Earth to HBC Planning Committee on 29th September 2022 re. APP/20/00658 175 homes to be built on the former SSE site on Bartons Road.

Overall we welcome the development of homes on brownfield sites, and this site has remained undeveloped for too long. Removal of the requirement for 2 fast food restaurants on site is also positive. However there remain concerns about this proposed development:

Fabric

The flats should be built to the highest BREEAM standards to maximise insulation.

Heating and power

The plan to move away from fossil fuel and use Heat Pumps is good. Ground Source Heat Pumps are more efficient than Air Source. Is that possible on this site? If Air Source Heat Pumps are used, it would be preferable to have a shared communal scheme per building rather than individual ones for each flat which would increase noise. Roof space should be used for Solar PV and/or Solar Thermal Panels to further reduce power needed and electricity bills for residents.

Cooling

The design uses larged glazed windows. During hot weather it is important that these can be shaded, on all sides except north facing. External shading using shutters or similar will be more effective than internal blinds or curtains. Adequate ventilation is needed.

EV charge points

20% of parking spaces will have EV charging points, which is a good start. Electrical infrastructure needs to be in place so that an EV charging point can be added to any parking space if requested.

External lighting

This needs to meet standards set by the Bat Conservation Trust.

Landscape and environment

Currently there are no documents visible on the planning website for this development so have to rely on comments summarised by the planning officer. We support the protection of mature trees around the periphery of the site and the establishment of an area of wildflower grassland. Additional bushes and shrubs should be planted wherever possible. Ongoing management is needed both for this and for mitigation and compensation areas elsewhere. We support attempts to produce a biodiversity net gain on the site, including the addition of swift and bat boxes.

Active travel

Providing cycle storage spaces is positive. Direct off road cycle routes are needed from this site to Staunton Park and Havant Town.

Nutrient Neutrality

Despite the use of Whitewool Stream Wetland as mitigation, we remain concerned that Budds Farm is unable to cope with our present housing numbers, in view of the frequent stormwater discharges that pollute Langstone and Chichester Harbours. Would like to see Southern Water increase storm water holding tanks comensurate with the planned increase in homes. The present model is not fit for purpose. Rather than rainwater flowing into the sewer system, more investigation is needed into the possibility of a SUDS on site.

Recreational Space

Although Staunton Park and other green spaces are not very far away, residents would benefit from a space next to their flats. One would like to see some of the "Land for future development" used for this.

Size of accommodation

The flats appear to be planned on the basis of minimum building size standards. A 1 bed flat will be very cramped for 2 people sharing. The need for adequate space was highlighted during the Covid 19 Lockdowns. Building larger flats will result in fewer per block, but will benefit people's mental health.

Housing Need

Although this development will contribute to the Council's urgent Housing Delivery targets it will contribute little to the real housing needs of the Borough's people. With over 1,700 households on the waiting list, it is shocking that this development is proposed with 0% affordable housing. It is likely that many flats will be bought by Buy-to-let landlords who will charge commercial rents. Much of this will then have to be subsidised by the Council, as Housing Benefit. So ultimately this development could represent a further drain on the Council's finances. There needs to be an independent assessment of the developer's expected profit from this project.

27.09.2022. Patricia Brooks

Richard Carr Deputation - APP/20/00658

Good evening members, officers and to the public in attendance. Thank you for the opportunity to speak today.

As alluded to in the officer's report, this application has an extensive planning journey and started off as a proposal for a mixed-use development consisting of 191 apartments and 2 drive-thru units, with McDonalds and Costa Coffee as potential occupiers. Throughout the application we have worked with the officer and wider policy teams to refine the design and create something more suitable for the area. This has resulted in the removal of the drive-thru units and a reduction in apartments to 175 dwellings. On the current site plan, a parcel of vacant land remains where an application for an 80-bed care home facility has just been submitted by Avery Healthcare. This follows pre-application discussions with the planning department back in April 2022.

If approved, this will be Fortitudo's second scheme in Havant, having redeveloped the site of the former Curlew public house in 2019. This site was very popular with first-time buyers and promoted private home ownership in the borough. Regrettably, no affordable housing can be delivered on the site due to the financial viability of the proposals which have been impacted by the exceptionally high inflation rates and rising construction costs. This has been reviewed by a third-party on behalf of the council. That said, the very nature of the accommodation proposed on the site will act as the perfect starter homes for young professionals and first-time buyers, similar to the Curlew pub development.

At Fortitudo, we believe in creating homes fit for the future, and utilise some of the latest technology available to ensure our properties are energy efficient and built for modern living. Each home will be fitted with an Air Source Heat Pump capable of meeting all heating and hot water demands, with no reliance on a gas supply – which won't even feature at the site. We have also looked to create as much private amenity space as possible, by introducing balconies and terrace areas at ground floor level.

In summary, the subject site presents a fantastic opportunity to strengthen local housing numbers by redeveloping a vacant plot that currently offers nothing to the borough, and I hope members could consider voting in support of the application, as per the case officer's recommendation.

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