

# Supplementary Information

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

- |             |   |              |
|-------------|---|--------------|
| <b>5(a)</b> | <b>APP/20/00658 - Proposed Development site (former Electricity Board site), Bartons Road, Havant</b>         | <b>1 - 8</b> |
|             | Proposal:    Proposed development of 175 apartments together with associated access, parking and landscaping. |              |

[Additional Information](#)

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## **Proposed Development site (former Electricity Board site), Bartons Road, Havant**

### **5 Statutory and Non Statutory Consultations**

Consultation Response received:

#### **Portsmouth Water**

The Portsmouth Water Catchment Management Team have reviewed this planning application from a groundwater quality protection perspective and have provided the following comments.

#### **Site setting**

The site is located within Source Protection Zone 1c (SPZ1C) of the groundwater catchment for an essential public water supply source. SPZ1C relates to subsurface activity only, where the Chalk aquifer is confined and may be impacted by deep drilling activities. Subterranean activities such as deep drainage solutions and/or piling may pose a risk to groundwater quality at the local public water supply source. The confined aquifer is of high sensitivity and consequently all measures to prevent pollution during and post construction are required in order to safeguard the local public water supply.

#### **Recommended Planning Conditions**

Portsmouth Water request that the following conditions are considered by the Local Planning Authority for development on this site to reduce the potential risks posed to groundwater and our resource as a result of the proposed development:

#### **Unidentified contamination**

If, during development, contamination not previously identified is found to be present at the site then the local planning authority must be notified immediately. No further development (unless otherwise agreed in writing with the local planning authority in consultation with Portsmouth Water) shall be undertaken in that phase until the developer has submitted and had approved a site investigation, risk assessment and remediation strategy report, detailing how to mitigate the contamination identified. The remediation strategy approved by the local planning authority shall be implemented in full before development in that phase recommences.

Reason - To ensure that risks from land contamination to drinking water supplies are remediated.

#### **Piling**

No piling or any other foundation construction using penetrative methods shall be carried out other than with the express written consent of the local planning authority in consultation with Portsmouth Water. The development shall be carried out in accordance with the approved details. The method statement should detail the equipment, methodology, grout, control measures and monitoring that will be implemented to ensure there is no increased risk to controlled waters or drinking water supplies.

Reason - Piling or any other foundation construction methods using penetrative methods could allow hazardous substances and non-hazardous pollutants to enter groundwater by for example, mobilising contamination and creating preferential pathways. Thus, it should be demonstrated that any proposed piling:

- a. Will not result in contamination of groundwater. This is in accordance with National Planning Policy Framework paragraph 109.
- b. Nor any increased risk to drinking water supplies (including turbidity).
- c. Nor deterioration in the transmissivity of the aquifer

### **Construction environmental management plan**

No development shall start on site until a construction environmental management plan (CEMP) has been submitted to and approved in writing by the Planning Authority in consultation with Portsmouth Water detailing all pollution mitigation measures to be adopted during the construction phase. This should include management of overland runoff, storage of hazardous materials, chemical and hydrocarbons on site and temporary drainage infrastructure to ensure that water resources are not put at risk from leaks or spillages.

Reason- Fugitive emissions from the site during construction could pose a significant threat to groundwater and therefore the local public water supply source.

### **Further information**

A former petrol station lies next to the site and the historical activities and storage of fuel may have caused contamination and migrated on to your site. We therefore recommend that you undertake investigations to address this so as to eliminate any future risks to water quality and human health.

## **7 Planning Considerations**

7.47 Correction to typo in bold:

In this case **64** No. 2 bed units....

## **9 RECOMMENDATION:**

**Amendments/Update and addition to Recommended Conditions (changes shown in bold):**

### **Condition 2**

The development hereby permitted shall be carried out in accordance with the following approved plans:

### **Plans**

Site Plan Drawing No. 90303/100 Rev Q  
Block and Location Plans Drawing No. 90303/101 Rev D  
Block A Floor Plans (Ground) 1 of 6 Drawing No. 90303/102 Rev E  
Block A Floor Plans (First) 2 of 6 Drawing No. 90303/103 Rev D  
Block A Floor Plans (Second) 3 of 6 Drawing No. 90303/104 Rev D  
Block A Floor Plans (Third) 4 of 6 Drawing No. 90303/105 Rev D

Block A Floor Plans (Fourth) 5 of 6 Drawing No. 90303/106 Rev D  
Block A Floor Plans (Roof) 6 of 6 Drawing No. 90303/107 Rev B  
Block A Elevations (Front South and Side West) 1 of 2 Drawing No. 90303/108 Rev F  
Block A Elevations (Rear North and Side East) 2 of 2 Drawing No. 90303/109 Rev F  
Block B Floor Plans (Ground and First floor) 1 of 3 Drawing No. 90303/110 Rev E  
Block B Floor Plans (Second and Third floor) 2 of 3 Drawing No. 90303/111 Rev D  
Block B Floor Plans (Fourth and Roof) 3 of 3 Drawing No. 90303/112 Rev D  
Block B Elevations (Front South and Side West) 1 of 2 Drawing No. 90303/113 Rev E  
Block B Elevations (Rear North and Side East) 2 of 2 Drawing No. 90303/114 Rev E  
Site Sections & Bike Stores Drawing No. 90303/115 Rev C  
Block C Floor Plans (Ground) 1 of 6 Drawing No. 90303/116 Rev F  
Block C Floor Plans (First) 2 of 6 Drawing No. 90303/117 Rev E  
Block C Floor Plans (Second) 3 of 6 Drawing No. 90303/118 Rev E  
Block C Floor Plans (Third) 4 of 6 Drawing No. 90303/119 Rev E  
Block C Floor Plans (Fourth) 5 of 6 Drawing No. 90303/120 Rev E  
Block C Floor Plans (Roof) 6 of 6 Drawing No. 90303/121 Rev C  
Block C Elevations (Front South and Side North) 1 of 2 Drawing No. 9303/122 Rev G  
Block C Elevations (Side South and Rear North) 1 of 2 Drawing No. 9303/123 Rev E

Tree Constraints and Tree Protection Plan Drawing No. RNapc/315/TCP/TPP/1  
Planting Plan Drawing No. PP001 Rev 004  
Landscape Plan Drawing No. LANDP001 Rev 005  
Proposed Bartons Road Improvements Western Section General Arrangements  
Drawing No. 106.0019.007 Rev J  
Proposed Bartons Road Improvements Western Section Visibility Drawing No.  
106.0019.008 Rev J  
Proposed Bartons Road Improvements Middle and Eastern Sections General  
Arrangement Drawing No. 106.0019.009 Rev B  
Proposed Bartons Road Improvements Emergency / Cycle / Pedestrian Access  
General Arrangement Drawing No. 106.0019.010 Rev A  
Proposed Bartons Road Improvements Site Access Tracking Refuse Vehicle  
Drawing No. 106.0019.100 Rev F  
Proposed Bartons Road Improvements Knightwood Avenue Tracking Refuse Vehicle  
and Car Drawing No. 106.0019.101 Rev F  
Proposed Bartons Road Improvements Football Club Tracking Car Drawing No.  
106.0019.102 Rev F  
Proposed Bartons Road Improvements Tracking Pantechnicon Drawing No.  
106.0019.103 Rev E

Layout Assessment Dimensions Drawing No. 106.0019.300 Rev B  
Layout Assessment Tracking Drawing No. 106.0019.301 Rev B  
Layout Assessment Forward Visibility Drawing No. 106.0019.302 Rev B  
Layout Assessment Pedestrian Visibility Drawing No. 106.0019.303 Rev C

## **Documents**

Planning, Design and Access Statement, Incorporating Affordable Housing  
Statement, Employment and Skills Plan, Sustainability Statement and Utilities  
Assessment Updated September 2022 Version 1  
Transport Assessment Fortitudo Ltd Doc No. 106.0019/TA/6 Rev 8 8th September  
2022  
Travel Plan Fortitudo Ltd / Paul Basham Associates Doc No. 106.0019/TP/9 Rev 9  
8th September 2022  
Transport Note Ref: 106.0019/TN/2 Paul Basham Associates

Economic Viability Report for Affordable Housing - Stuart and Company 20th September 2021

Preliminary Ecological Appraisal V.02 - Pro Vision Updated Sept 2022  
Updated European Site avoidance and mitigation checklist

Interpretative Site Investigation and Remedial Strategy Report - Forge Report No. HAV164.D/SI/002 Rev 3 November 2020  
Flood Risk Assessment -Vectos Ref: 195104 Rev 2 December 2020  
Vectos Letter 30/10/2020 Reply to LLFA  
Desk Study Report (Contaminations Assessment) - Forge Report No. HAV164.D/DS/001 Rev 1 14th December 2019  
Arboricultural Impact Assessment (AIA) Report Ref: 315/AIA/1 25th August 2022  
Arboricultural Method Statement (AMS) A Construction Specification for Trees Ref 315/AMS/1 25th August 2022

Lighting Strategy to support the Proposed Development DfL 28th August 2020  
Air Quality Statement Version 01 August 2020  
Air Quality Assessment Air Pollution Services 9th February 2021  
Car Park Technical Note Ref: 106.0019/CPTM/1  
Economic Viability Report for Affordable Housing 20th September 2021  
Email Vectos re Drainage dated 23rd September 2021  
Noise Impact Assessment Ref 8443/PR/BL dated September 2022

**Reason:** To ensure provision of a satisfactory development.

### **Condition 3**

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority **in consultation with Portsmouth Water**) shall be carried out until a **site investigation, risk assessment and** remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority. The remediation strategy shall be implemented as approved.

**Reason:** To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution **including to drinking water supplies** from previously unidentified contamination sources at the development site having due regard to Policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

### **Condition 4:**

Piling or deep foundation using penetrative methods shall not be carried out other than with the prior written consent of the Local Planning Authority **in consultation with Portsmouth Water**. The development shall thereafter be carried out in accordance with the approved details. **The method statement shall detail the equipment, methodology, grout, control measures and monitoring that will be implemented to ensure there is no increased risk to controlled waters or drinking water supplies.**

**Reason:** To ensure that any proposed piling or deep foundation using penetrative methods, does not harm groundwater resources having due regard to Policy DM10 of

the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, and position statement Physical disturbance of an aquifer in a Source Protection Zone 1 of the 'The Environment Agency's approach to groundwater protection'. The site is located in the SPZ1c (deep activities) for the Bedhampton and Havant Springs public water supply abstraction. While low permeability London Clay immediately underlie the site, the Chalk Principal aquifer which occurs at depth supports this abstraction. Activities at depth have the potential to impact on the water supply **which could allow hazardous substances and non-hazardous pollutants to enter groundwater by for example, mobilising contamination and creating preferential pathways.**

**Thus, it should be demonstrated that any proposed piling:**

**a. Will not result in contamination of groundwater. This is in accordance with National Planning Policy Framework paragraph 109.**

**b. Nor any increased risk to drinking water supplies (including turbidity).**

**c. Nor deterioration in the transmissivity of the aquifer**

**Condition 15:**

**No development above Damp Proof Course** shall commence unless and until details in relation to the provision of restrictions to vehicular access to the Martin Road emergency access/ cycleway have been submitted to and approved in writing by the Local Planning Authority. The approved access restrictions shall thereafter be provided prior to first occupation of the development, and shall be maintained in accordance with the approved details.

**Reason:** To ensure that the Martin Road access is for emergency vehicle, cycle and pedestrian access only in the interests of amenity and highway safety having due regard to Policies CS16 and DM11 the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

**Condition 16:**

Notwithstanding the landscaping details hereby approved, **no development above Damp Proof Course** shall take place unless and until more detailed landscaping proposals have been submitted to and approved in writing by the Local Planning Authority. The landscaping proposals in proximity to public apparatus to the western side of the site shall take account of Southern Water's requirements in relation to sewer protection. The approved landscaping details shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements approved or within the first planting season following first occupation of the development hereby permitted, whichever is the sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

**Reason:** To ensure the appearance of the development is satisfactory and has an appropriate relationship with public apparatus, and having due regard to Policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

**Condition 17:**

**No development above Damp Proof Course** shall commence until the applicant has confirmed that the acoustic mitigation measures to be employed shall follow those measures as advised to be implemented by the Noise Impact assessment, produced by Acoustic Consultants Ltd & dated November 2020. This is with regard to the building envelope, including fenestration and ventilation, for all residential units, to ensure they will meet BS8233:2014 standards as recommended for indoor ambient noise levels for dwellings, especially in relation to living rooms and bedrooms i.e. during the day (07:00 to 23:00) 35 dB L Aeq,16 hour and at night (23:00 to 07:00) 30 dB L Aeq,8 hour for bedrooms. Similarly for traditional external areas that are used for personal amenity space, such as gardens, patios and balconies, it is desirable that the external noise level does not exceed 50 dB LAeq with an upper guideline value of 55 dB LAeq in noisier environments.

**Reason:** To ensure the residential amenity of the properties is not impacted upon by any external noise levels having due regard to Policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

**Additional Condition:****Condition 31:**

No development commence on site until a construction environmental management plan (CEMP) has been submitted to and approved in writing by the Planning Authority in consultation with Portsmouth Water detailing all pollution mitigation measures to be adopted during the construction phase. This should include management of overland runoff, storage of hazardous materials, chemical and hydrocarbons on site and temporary drainage infrastructure to ensure that water resources are not put at risk from leaks or spillages.

**Reason:** Fugitive emissions from the site during construction could pose a significant threat to groundwater and therefore the local public water supply source and having due regard to policies CS15 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

**Site View Working Party Questions and subsequent matters raised by Councillors:**

(i) *details of the proposed heights of the apartment blocks;*

The apartment blocks would be approximately 14.1 - 14.5m in height. The existing flats to the West of Petersfield Road (Bournemouth and Winchester House) are approximately 9.6m in height.

(ii) *details on the proposed drying facilities to be provided as part of the development;*

This matter has been raised with the Development Team who have provided the following response:

*We typically fit a combination washer/dryer as part of the integrated kitchen. We don't charge extras for any elements of our specification as we like to think this sets us apart from other larger scale developers.*



(iii) *details on the scope of the proposed management company for the maintenance and control of the internal roads.*

The recommendation includes a S106 Legal Agreement requirement for a Management Company this would be responsible for maintaining the roads and parking along with other 'common parts' of the development. There is also a requirement for a management plan to be submitted and approved as part of the S106 requirements.

Further questions were raised in relation to:

*Whether the 1 bed units were shown as 1 bed 1 person units*

As set out in paragraphs 7.59 and 7.60 the 1 bed units are shown as 1 person single bed units and these meet the Technical housing standards – nationally described space standard.

*The Fire and Rescue comment reference sprinklers should be fitted, has developer agreed to this proposal?*

Hampshire Fire and Rescue state that *blocks of flats more than 11m in height will require a sprinkler system.*

The requirements in relation to sprinkler systems is partly a Buildings Regulations matter, however, the issue was raised with the developer and the site plan shows *indicative sprinkler system tanks*. In addition, condition 12 would require the submission of further details of the sprinkler system.

*Question in relation to piling due to the proposed heights of the flats and potential subsidence problems in a clay area.*

The proposed construction method would be controlled under Building Regulations. As the site is within a Source Protection Zone condition 4 (as set out above) would require the submission of details of any proposed piling to protect water resources.

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