

PLANNING COMMITTEE 10 MARCH 2021

DEPUTATION ON APPLICATION APP/20/01093 FOR THE APPLICANT

Speaker 1: Jon Gateley – Barratt

Dear Councillors

Firstly, thanks to the officer for her thorough report.

You'll recall that in October committee endorsed our first application, which now sits with the Planning Inspectorate due to the circumstances we faced last Spring. We have agreed with officers to 'pause' the appeal pending this committee for this second application, which is virtually identical. Our hope is for a council-level approval, after which we'll withdraw the appeal.

I'll cover the main planning matters before handing to our engineer to cover drainage.

Firstly, principle. This site is chosen as site H29 in the Local Plan, being sustainable and accessible. Our scheme goes hand-in-hand with the policy, and meets its aims. This includes, especially, the environment. About half the site will permanently go to the RSPB as Winter Bird Mitigation, along with £326,000 of funding, and we expect to sign the legal agreement very shortly. The development creates Biodiversity Net Gain, and unusually for Havant, is Nitrate Negative. All this means there is no objection from Natural England or County Ecologist. Combined with other measures on energy efficiency, electric charging and landscaping, the development is sustainable.

Secondly there are major social and economic benefits. Investment on the Island at this scale is rare, and the boost is all the more important in today's climate. We will contribute about £1.7 million in Infrastructure Levy, £872,000 to education, with further sizeable contributions to Health, a community worker, and the Billy Trail. Combined, these will provide a real boost to the Island.

Thirdly transport. We realise highway conditions are difficult, but following much hard work between County, Havant and ourselves, we have agreed a package including £700,000 of highway and walking contributions for the Island.

Fourth, it is urgent to provide this housing. As the report says, there's an acute need for Havant to bring forward deliverable sites because supply has slipped far below where it needs to be. But this is not about arithmetic, it is about real people's lives, when the need to have space to live has been proven more than ever. Through this development, Barratt will provide 58 homes in affordable tenures. This is one of the biggest single contributions in the Island's history, and 137 further households will benefit from property ownership.

So I commend this scheme and would invite Committee to reach the same conclusion as it did in October, in line with officer's recommendation and the council's Local Plan.

Speaker 2: Terry Seymour, RCP civil engineers

We appreciate residents' concerns and share the goal of achieving development free of flood risk. But we must stress many of the objections stem from misunderstandings.

Firstly flood risk. The Environment Agency's Maps confirm the site lies wholly within Zone 1, i.e. **low** risk of flooding from the sea and rivers. Our Flood Risk Assessment has assessed the risk of flooding from other sources including groundwater and surface water, and finds the risk to the development is **low**. It also confirms that risk elsewhere does **not increase**. The Environment Agency and the Lead Local Flood Authority (HCC) have reviewed our assessments carefully and raise **no objection**, subject to standard conditions. These conclusions are also true of tidal influence, which geotechnical engineers have assessed following extensive groundwater testing and measurements.

Regarding surface water, I can clarify that the main below ground surface water network will drain to the northern part of the site, from which it will be pumped into an attenuation basin beside the Winter Bird Mitigation Area, from a pumping station to be adopted by Southern Water. This basin provides temporary storage for peak storm events, and releases surface water to an existing watercourse at greenfield runoff rate. To ensure required capacity during rainfall events, the basin is above shallow groundwater, and is **not** compromised by tides. We have prepared 'Exceedance Flow Layouts' showing that even with pump failure, there would be no flood risk to properties. There is also emergency storage within the surface water network, to allow time for engineers to undertake repairs in that scenario.

Finally regarding foul water, the main below-ground foul water network will drain northward, from where it will be pumped into the existing public Southern Water foul sewer, to the north west. The onsite foul water pumping station and main below-ground foul sewers will be adopted by Southern Water.

Overall the drainage proposals are appropriate, sustainable, and sound, meeting with the requirement of the expert authorities.