

Item 5(a)

Update report re APP/20/01221 – Land to the west of B&Q, Purbrook Way, Havant

Erection of retail foodstore with associated car parking, access, landscaping and engineering works.

Report Updates

3 Proposal

3.10 Following publication of the Committee report the application has been further supported by a Highways Summary Note provided by the applicant's highways consultant Mayer Brown Ltd to provide an overview and summary of the key highway and transport information provided as part of the planning application.

6 Community Involvement

Since publishing the Committee agenda, two further objections have been received in respect of the application.

The further representations received raise the following points in addition to those already summarised in the Committee report:

- Excessive tree removal along southern boundary and removal of all weeds and brambles, thistles, nettles and docks not acceptable.
Officer comment: *The methodology for the southern boundary is for this tree and shrub group to be managed to retain the higher quality trees including Birch, Maple, Alder and Pine set within an open, grassland/meadow setting; removal of lapsed, over mature Gorse, Elder, Willow and Hawthorn; and coppice/fell of mature to over mature Willow and Ash (some / most have been infected by Ash Die back). Within the land abutting Purbrook Way, around the retained treed areas an informal grassland/meadow habitat will be created, and between the retained tree belt and the proposed car park will be a new landscape treatment, including native hedgerow planting and meadow grassland seeding.*
- The building should be built to the highest BREEAM standards with consideration to solar panels, wind turbines and EV charge points.
Officer comment: *Policy CS14 of the Local Plan requires this development to be built to 'very good' standards under BREEAM; recommended conditions 15 and 16 refer. Two EV bays are to be provided as part of the development.*
- Difficulties for pedestrians and cyclists crossing the B&Q access road; need for a light controlled crossing.

Officer comment: See Hampshire Highways consultation response and section 7(iv) of the report.

7 Planning Considerations

7.47 The reference to the NPPF should read as being to paragraph 111, not 110.

9 Recommendation

Condition 6: Policy reference should read as being to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011, not policy DM13.