

**Deputation on behalf of Havant Climate Alliance and Friends of the Earth  
to HBC Planning Committee on 29<sup>th</sup> 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