

Planning Department,
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

Date: 4th July 2023

Site Address: Land East of Manor Farm Close, Havant
Application: Full application to amend SuDS location and access
PP Reference: PP-12254999

Dear Sir/Madam

I write in relation to this submission of an application for full planning permission at the site Land east of Manor Farm Close, Havant. This application is specifically related to the *construction of maintenance access off of Manor Farm Close and amendments to existing drainage basins* in association with the Hybrid application ref. APP/12/01222.

Background

Hybrid planning permission APP/12/01222 was granted on the 14th June 2013 for the following development on the land west of Manor Farm Close:

"Full planning application for Manor Farm for the erection of 91 dwellings; 59 open market units comprising 9No 5 bed, 38No 4 bed and 12No 3 bed houses and 32 affordable units (flats and houses) comprising 8No 3 bed, 18No 2 bed, 6No 1 bed units including storage building and bin store; and incorporating new pumping station and open space with play area and including the demolition of two dwelling houses.

Outline application for Copseys Nursery for the erection of 100 dwellings with 65 open market units comprising 9No 5 bed, 22No 4 bed, 27No 3 bed and 7No 2 bed houses and 35 affordable units comprising 5No 4 bed, 19No 3 bed and 11No 2 bed houses, public open space, allotments, farmers/vegetable market building and car park."
Proposed Development Site Manor Farm and Copseys Nursery, Hallett Road, Havant. Which is west of where this application is seeking to develop."

The development permitted the residential led development of 91 new dwellings which have been successfully delivered by Barratt David Wilson Homes and are now fully occupied.

A discharge of conditions application (APP/14/00986) sought to discharge conditions attached to planning permission APP/12/01/2022 which was condition [8] which sought details of the proposed foul and surface water drainage strategy. Condition [26] was successfully discharged and subsequently implemented in accordance with the approved details.

Barratt David Wilson Homes have now been made aware by the landowners that they omitted to accord with the restrictive covenants relating to retained farmer's access to the land to the east. This is predominantly to maintain access for maintenance purposes to the land.

Proposed Development

In order to accord with our contractual requirements, this application seeks planning permission for:

'Construction of maintenance access off of Manor Farm Close and amendments to existing drainage basins'

This is so that the access can be used for farming access on the farm land east of Manor Farm close pursuant to our contractual obligations having implemented hybrid planning permission APP/12/01222.

As per the accompanying Drainage Strategy, the amended SuDS attenuation pond will facilitate the drainage of a 1 in 3 storm event in which there is an increased amount of surface run off that the regular drainage systems won't be able to deal with. Full details can be found in the accompanying documents submitted along side this cover letter.

Accordingly the following is submitted to accompany this application:

- 4527-MJA-SW-XX-DR-C-702-P1 Pond Planning Layout
- Site Location Plan Rev A
- 107818-PF-C-ZZ-XX-RPT-0002 Transport and Highways Technical Note for Farm access (P02)
- Drainage Note

The relevant fee has been paid via Planning Portal at reference PP-1254999.

If you have any further question please do not hesitate to contact me at the below details.

Yours sincerely,

Sam Briggs

Planning Department

On behalf of Barratt David Wilson Homes Southampton

sam.briggs@barratthomes.co.uk