

16 June 2023

Delivered by email

Planning Department
Havant Borough Council
Civic Offices
Havant
PO9 2AX

Ref: DANS3008

Dear Sir / Madam

NOTIFICATION OF SUBMISSION OF A FULL APPLICATION FOR RESIDENTIAL DEVELOPMENT AT LAND EAST OF COLLEGE ROAD, CAMPDOWN, HAVANT

On behalf of our client Dandara Southern Limited, we are pleased to submit a full planning application (PP-12157662) for residential development and provision of a community centre at Land east of College Road, Campdown, Havant.

The full description of development is listed below:

"Detailed application for mixed use residential development comprising 628 dwellings, community centre, allotments, public open space including play areas, new junction to College Road, related internal access roads, footways and cycleways, pumping station and drainage basins."

CONTEXT

The site comprises former grazing land and is located to the east of Purbrook, east of College Road and extends to approximately 26.6 hectares. The site is located approximately 3.5km south of Waterlooville town centre and 4km west of Havant town centre.

The site is bound to the west by College Road, to the north by HSDC South Downs College, to the east by the A3(M) and existing agricultural land and Portsmouth golf course to the south. The Site is located to the north of Portsdown Hill, decreasing in elevation to the south towards Purbook.

PLANNING HISTORY

The site has been both the subject of a previous planning application for residential development, as well as a proposed housing allocation in Havant Borough Local Plan, which was subsequently withdrawn following the Full Council meeting on 16 March 2022. The Plan had been submitted to the Secretary of State for Examination on 12 February 2021.

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A hybrid application was submitted by Persimmon Homes (ref. APP/19/01101), which sought permission for the following:

“Hybrid planning application comprising; full planning application for the erection of 130 dwellings with the creation of new access onto College Road, landscape, drainage, car parking and associated works; and outline planning application for up to 650 dwellings, community and nursery facility (use class D1 and D2), retail unit (use class A1), public open space, landscaping, diversion of public right of way and associated works and infrastructure.”

To date, the application is still yet to be determined, however it is understood that the intention is for this application to be withdrawn.

The Council submitted their new Local Plan for examination in February 2021, however at a Full Council meeting on the 22nd March 2022, the Local Plan was formally withdrawn under Section 22 of the Planning and Compulsory Purchase Act 2004 which provides for a local planning authority to withdraw local development plan documents at any time up to its adoption.

The withdrawn Local Plan allocated the application site (Policy H40) for “mixed-use development of about 650 dwellings, open space and community centre with sporting facilities”. The policy allocation included a number of criteria that any subsequent application had to take into account.

Following withdrawal of the Council’s Local Plan on the 16th March 2022, the Council adopted a Housing Delivery Position Statement which sets out how planning applications for housing not in accordance with the Development Plan will be considered in the context of the Council’s 5-year housing land supply which is currently 1.81 years as of March 2023.

The application site is listed within the Position Statement, under Decision Making Principle 2 as ‘sites not in accordance with the Development Plan where the Council accepts the principle of development’ and more specifically allocation WV6 ‘indicatively for 650 units’.

PRE-APPLICATION ENGAGEMENT

The proposals have been subject to engagement with the local community and key stakeholders. The community engagement strategy was developed with consideration of the Government’s policy on community involvement and HBC’s Statement of Community Engagement (2022). Details of the form of engagement and responses received are detailed within the Statement of Community Engagement submitted separately.

A formal pre-application submission was submitted and registered with Havant Borough Council on 17th June 2022 (Council reference GEN/22/00557). The application was supported by a number of plans and reports.

In addition to a formal pre-application submission was made to Havant Borough Council, in the light of the planning history above and previous comments raised in consultation responses to the previous application, and by the Local Plan Inspector in considering the Local Plan review, separate pre-application submission have been made to Heritage England, Natural England and Hampshire County Council as highway authority.

This has helped clarify and confirm the constraints and opportunities associated with the development of the site and shaped the proposals that have been formally submitted.

APPLICATION SUBMISSION DOCUMENTS

Table 1 below provides details of the supporting plans and documents that have been submitted in support of this planning application.

Application Documents

Document / Plan	Reference
Application Form/Fee, and Ownership Certificates	As completed (PP-12157662)
CIL Form	Dated: 16 th June 2023
Application Plans	Prepared by Cooper Baillie
Hard and Soft Landscape Plans	Prepared by GL Studio
Refuse and Fire Tender Tracking Plans	Prepared by RCP
Design & Access Statement (inc. Sustainability/Energy Statement)	Prepared by Cooper Baillie
Planning Statement (inc. Planning Obligations and Affordable Housing Statement)	Prepared by Turley
Heritage Assessment and Statement	Prepared by MOLA
Archaeology Assessment	Prepared by MOLA
Environmental Statement	Prepared by Tetra Tech
Flood Risk Assessment and Drainage Strategy	Prepared by RCP
Dormouse Survey, Reptile Survey, Bat Survey	Prepared by Tetra Tech
Ecological Assessment	Prepared by Tetra Tech
Biodiversity Net Gain Report and Metric	Prepared by Tetra Tech
Wintering Bird Survey	Prepared by Wild New Forest
Nutrient Neutrality and Recreational Disturbance Mitigation	Prepared by Tetra Tech
Transport Assessment, Travel Plan and WHCAR	Prepared by Paul Basham
Minerals Safeguarding Assessment	Prepared by Tetra Tech
Arboricultural Report / Tree Protection Plan	Prepared by Barrell Tree Care
Landscape and Visual Impact Assessment (included within the Environmental Assessment)	Prepared by GL Studio
Lighting Assessment	Prepared by MMA Consultancy
Noise Impact Assessment	Prepared by 24Acoustics
Air Quality Assessment	Prepared by Omnia Consulting
Ground Investigation Report	Prepared by RSK
Risk Assessment for unexploded ordnance	Prepared by EOD Contracts Ltd

Utilities Assessment	Prepared by Connect It
Statement of Community Engagement	Prepared by Turley

SUMMARY

The appropriate application fee of £104,073.00 has been paid via Planning Portal under reference PP-12157662. We trust the above information and the submitted documents are satisfactory and we look forward to receiving acknowledgement of our submission and confirmation of formal validation.

In the meantime, please do not hesitate to contact me or my colleague Simon Packer if you wish to discuss the application.

Yours sincerely

Simon Packer

Director

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