

Application for Planning Permission.
Town and Country Planning Act 1990**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	178
Suffix	A
Property name	The Coal Yard
Address line 1	West Street
Address line 2	
Address line 3	
Town/city	Havant
Postcode	PO9 1LR

Description of site location must be completed if postcode is not known:

Easting (x)	470928
Northing (y)	106514

Description

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2. Applicant Details

Title	Mr
First name	Raife
Surname	West
Company name	Havant Housing Association
Address line 1	25 East Street
Address line 2	
Address line 3	
Town/city	Havant
Country	UK

2. Applicant Details

Postcode

PO9 1AA

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mr

First name

Michael

Surname

Saunders

Company name

PDP Architecture LLP

Address line 1

2

Address line 2

Beechworth Road

Address line 3

Town/city

Havant

Country

UK

Postcode

PO9 1AX

Primary number

Secondary number

Fax number

Email

4. Site Area

What is the measurement of the site area?
(numeric characters only).

0.29

Unit

Hectares

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Demolition of existing single storey structure and construction of a 3 storey building housing 20nr 1-bedroom 1 person apartments with integrated refuse and cycle storage for Havant Housing Association

Has the work or change of use already started?

☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

Vacant

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site

The front of the site has been used as a car wash and builders storage yard, in recent years, but is currently empty. The rear of the site is historically an undeveloped parcel of land with parts used as allotments attached to some neighbouring properties although these have been vacant for about 10 years.

When did this use end (if known)?
DD/MM/YYYY

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination ☐ Yes ☒ No

7. Materials

Does the proposed development require any materials to be used externally? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	Red brick to single storey office building to be demolished.
Description of proposed materials and finishes:	Grey and brown mix facing brick and Marley Cedral Click Smooth Cladding

Roof	
Description of existing materials and finishes (optional):	Clay tiles to single storey office building to be demolished.
Description of proposed materials and finishes:	Dark grey double pantile roof tiles

Windows	
Description of existing materials and finishes (optional):	White painted timber to single storey office building to be demolished.
Description of proposed materials and finishes:	PVCu - grey

Doors	
Description of existing materials and finishes (optional):	White painted timber to single storey office building to be demolished.
Description of proposed materials and finishes:	Powder coated aluminium - grey

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Concrete
Description of proposed materials and finishes:	Block paviours - charcoal

Other type of material (e.g. guttering) Rainwater goods

7. Materials

Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	PVCu - black

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	A mixture of brick walls, chain-link fences, close boarded fencing and galvanised palisade fencing.
Description of proposed materials and finishes:	Make good to existing - see drawing 28065-PD115

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

28065 Schedule of Accommodation
28065-PD100A Site Location Plan
28065-PD101 Site Levels Survey
28065-PD110A Site Layout Plan
28065-PD111A Site Block Plan
28065-PD112 Ground and 1st Floor Plans
28065-PD113 2nd Floor and Roof Plans
28065-PD114A Separation Distances Plan
28065-PD115 Boundary Treatment Plan
28065-PD116 Landscape Plan
28065-PD200 Elevations Coloured
28065-PD201 Elevations
28065-PD202 Site Sections
28065-PD203A Massing CGI Images
28065-PD204A South Elevation CGI
28065-PD205A West Elevation CGI
28065-PD600A Design & Access Statement
Contamination Investigation Report
Ecological Impact Assessment Report
External Material Schedule
Flood Risk Assessment and Drainage Strategy
Noise and Vibration Assessment
Site Survey and Existing Drainage
Transport Statement

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? ☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

28065-PD110A Site Layout Plan

9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☒ Yes ☐ No

Please provide information on the existing and proposed number of on-site parking spaces

9. Vehicle Parking

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	7	7
Cycle spaces	0	10	10

10. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☒ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ☒ Yes ☐ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☒ Yes ☐ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system
- ☐ Existing water course
- ☒ Soakaway
- ☐ Main sewer
- ☐ Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

- a) Protected and priority species:

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No
- b) Designated sites, important habitats or other biodiversity features:

☒ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☐ No
- c) Features of geological conservation importance:

12. Biodiversity and Geological Conservation

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer
- ☐ Septic Tank
- ☐ Package Treatment plant
- ☐ Cess Pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

28065-PD110A Site Layout Plan

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

28065-PD110A Site Layout Plan shows location of refuse store and swept path of refuse vehicle which can access the site and leave in a forward gear.

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

The refuse store is large enough to house separate bins for refuse and recycling.

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units?

☒ Yes ☐ No

Please select the proposed housing categories that are relevant to your proposal.

- ☐ Market
- ☒ Social
- ☐ Intermediate
- ☐ Key Worker

Add 'Social' residential units

16. Residential/Dwelling Units

Social: Proposed Housing						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Flats/Maisonettes	20	0	0	0	0	20
Total	20	0	0	0	0	20

Please select the existing housing categories that are relevant to your proposal.

- ☐ Market
- ☐ Social
- ☐ Intermediate
- ☐ Key Worker

Total proposed residential units

20

Total existing residential units

0

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes ☐ No

If you have answered Yes to the question above please add floorspace details in the following table:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
B1 (c) - Light industrial	16	16	0	-16
Total	16	16	0	-16

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes ☒ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title
First name
Surname
Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

This was a follow up pre-app and development was agreed in principle, although the main issue was the site falling within Flood Zones 2 and 3 and therefore the need for a Sequential Test for the site, which forms part of this application. Other reports and surveys recommended have also been included in this application such as Flood Risk and Drainage Strategy, Ecology, Acoustic, Ground Contamination and Transport Reports. The design of the scheme was supported, with a few minor amendments suggested which have been reflected in the application proposal.

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant of any part of the land or building to which this application relates.**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	Whitehill Cottage
Address line 1	Glidden Lane
Address line 2	Hambledon
Town/city	Watlooville
Postcode	PO7 4SA
Date notice served (DD/MM/YYYY)	20/04/2020

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	The Old Coalyard
Address line 1	Halnaker Cross Roads
Address line 2	Halnaker
Town/city	Chichester
Postcode	PO18 0NQ
Date notice served (DD/MM/YYYY)	20/04/2020

Person role

- ☐ The applicant
☒ The agent

Title	Mr
First name	Michael
Surname	Saunders
Declaration date (DD/MM/YYYY)	16/04/2020

☒ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)	16/04/2020
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