



THE PLANNING BUREAU LIMITED

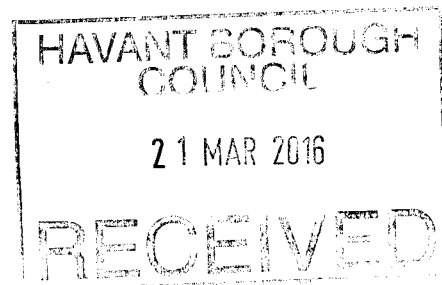


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4th March 2016

The Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN



Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY MCCARTHY & STONE RETIREMENT LIFESTYLES LTD
SITE AT: LAND AT 38-44 LONDON ROAD, PURBROOK, WATERLOOVILLE
(LPA REF: APP/15/00896)
(PIN's REF: APP/X1735/W/16/3145929)

Please find enclosed a duly completed appeal, submitted on behalf of my Clients, McCarthy & Stone Retirement Lifestyles Ltd, following Havant Borough Council's refusal of the above mentioned application.

In accordance with the Appeal procedures (1st October 2013), I have pleasure in enclosing a copy of the Appellant's Full Statement of Case, including Appendices.

Also included is an A3 Core Document Drawings together with a copy of the Draft Statement of Common Ground, a copy of which has been forwarded to the Council in advance of this Appeal submission.

With regards to the method of the appeal, given the issues involved that the **Hearing** method of appeal would be most appropriate. This is because there are a number of technical issues (Affordable Housing, Employment Use Class & Highways). These issues (if not agreed) will need to be the subject of discussion/dispute between experts. The guidance clearly indicates that where something involving technical evidence is an issue e.g. affordable housing, then it is better for the inspector and the main parties to permit discussion and some questioning of the opposing point of view.

I can confirm that the Appellant will be putting forward the following experts in support of the appeal:

- A Planning Consultant – Mr G Bendinelli
- An Urban Designer – Mr D Beardmore
- A Highways Consultant – Mr J Huggett
- An Affordable Housing Consultant – Mr Andy Cullen
- An Employment Land Consultant – Mr J Chaffer
- A Housing Land Supply Consultant – Mr P Sedgwick

The Appellant reserves the right to call more professional witnesses in the event that either the Local Authority or other interested parties raise issues either prior to or during the Hearing, which require a specialist response. In addition, the Appellant reserves the right to call any author of reports contained within the appellant's evidence. The Appellant shall have a Barrister as part of its team at the Hearing.

I can confirm that a copy of this letter and appeal documentation have been sent to Ms McMurray at Havant Borough Council.

Yours faithfully



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Mr Peter Graham
Director