

Our ref: JEH/1387

29 January 2013

Mr D Eaves
Planning Officer
Havant Borough Council
Civic Offices
Havant
PO9 2AX



Dear David,

LAND AT SCRATCHFACE LANE, BEDHAMPTON

Further to your email dated 15 January and our subsequent telephone conversations, please find enclosed with this letter, an application for the variation of condition 47 of the outline planning permission for the residential development of the above site for 92 dwellings to permit the approval of a revised layout for the approved scheme.

The application comprises 4 copies of the following documents:

- Duly completed 1APP application forms, landownership certificates and checklists;
- Site Location Plan @ 1:2500 scale;
- Proposed Site Layout Plan (Dwg No's 02.12_105 – 02.12_109);
- Proposed Site Layout Plan @ 1:750 scale (Dwg No 02.12_102); and
- Schedule identifying changes between the approved and revised layouts.

A cheque for £195 made payable to Havant Borough Council is also enclosed to cover the fee the Council charge for handling the application.

This letter provides information about why the variation of condition is being sought and comprises an integral part of the planning application.

Owing to the time that it has taken to secure planning permission for the residential development of the site, the approved scheme, which uses the layout prepared for the original outline application that was submitted in 2011 has become unviable with the level of affordable housing provision and financial contributions that have been agreed. This is partly due to the banks revising their lending requirements in terms of the level of profit a scheme has to generate. Banks now require a gross profit margin of between 18% and 20% before they will be prepared to offer funding. The approved scheme with the current level of affordable housing provision and financial contributions would generate a gross profit margin of approximately 11%.

29 January 2013

Letter to Havant Borough Council

The revised site layout is therefore proposed in order to ensure that the approved scheme generates enough of a margin to ensure that both the agreed financial contributions and level of affordable housing can be provided and to ensure that the applicants profit margin meets the criteria for lending set by the banking sector, so that they can obtain finance to build out the scheme.

As the enclosed schedule demonstrates, the proposed layout is very similar to the approved site layout with the main changes being:

- A small decrease in the number of open market 1 bedroom flats (2 as opposed to 4)
- A small increase in the number of open market 2 bedroom flats (7 as opposed to 5)
- A small increase in the number of open market 3 bedroom houses (27 as opposed to 23);
- A small decrease in the number of open market 4 bedroom houses (5 as opposed to 9); and
- The provision of garages for some of the proposed dwellings.

The revised layout has taken account of the comments you kindly provided.

Please don't hesitate to contact me should you have any queries regarding the above or enclosed.

Yours sincerely,



JEREMY HIGGINS
PLANNING DIRECTOR
j.higgins@pvprojects.com

cc Mr D Mussell, Crayfern Homes

Encs.