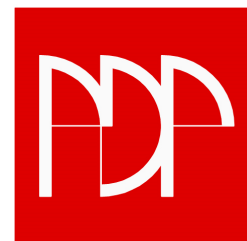


MAS/ MAS/ 28079
20th August 2021

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



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Dear Sirs,

RE: PROPOSED DEVELOPMENT CABBAGEFIELD ROW ADACENT 103, SWANMORE ROAD, HAVANT
PRE-APP REF: GEN/19/00499
PLANNING PORTAL REF: PP-10077805

Please find enclosed via the Planning Portal service the following documents submitted in support of an Outline Planning Application by Portsmouth City Council for 150 dwelling houses and apartments at the above site. The Outline Planning Application seeks to address the Matters of Access, Scale and Layout. Although the Matters of Appearance and Landscaping will be addressed in subsequent Reserved Matters applications, indications of the strategies for both matters is contained within this application to inform the LPA of the applicant's intention of this development being a high quality proposal.

A Planning Pre-App submission for this site was submitted to Havant Borough Council Planning Department and received a formal response in October 2019. The submitted documents are based on providing information requirements as set out in that pre-app response. The documents accompanying this application are (with consultant authors in brackets):

Architectural Plans

28079-PD100 Site Location Plan (PDP Architecture)
28079-PD110B Site Context Plan (PDP Architecture)
28079-PD111E Site Layout Plan (PDP Architecture)
28079-PD120 Figure Ground Context Storey Height Plan (PDP Architecture)
28079-PD121 Site Levels Plan (PDP Architecture)
28079-PD122 Ecology and Landscape Plan (PDP Architecture)
28079-PD150B; 151; 152B; 155B; 156B; 157B; 158B Dwelling Type Plans (PDP Architecture)
28079-PD180B Highways Access Plan (PDP Architecture)
28079-PD181 Adoptable Highways Plan (PDP Architecture)
28079-PD200A Indicative Elevations and Sections (PDP Architecture)
28079-PD300C Site Cross Sections (PDP Architecture)
28079-PD400 Indicative Street Scene (PDP Architecture)
Design & Access Statement (PDP Architecture)
Schedule of Accommodation (PDP Architecture)
Covering Letter (PDP Architecture)

Ground Conditions, Flood Risk & Drainage

Flood Risk Assessment (Socotec)
Drainage (Surface Water & SUDs) & Foul Sewage Assessment (Socotec)
Land Contamination Preliminary Risk Assessment (Socotec)
Land Contamination Investigation Report (Socotec)

partners

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Arboriculture

Arboricultural Survey (Woodside Trees)
Arboricultural Implications Appraisal (Woodside Trees)
Arboricultural Method Statement (Woodside Trees)

Transport & Access

Transport Assessment (GTA Civils & Transport)

Landscape & Visual Impact

Landscape and Visual Impact Appraisal Stage 1
Landscape and Visual Impact Appraisal Stage 2

Ecology

Ecological Impact Assessment Report (Ecosa)

Archaeology

Archaeological Desk-Based Assessment (Wessex Archaeology)

Planning Policy Compliance

Planning Policy Statement (Tetra Tech)

Lighting Assessment

Lighting Strategy (Syntegra)

Air Quality

Air Quality Assessment (Syntegra)

Energy & Sustainability Statement

Energy Strategy Report (Syntegra)

BREEAM Communities

Step 1 Pre-Assessment

EIA Screening

EIA Screening Request (Syntegra)

EU Site Avoidance & Mitigation

Nitrates Statement (Syntegra)
EU Site Avoidance & Mitigation Checklist (Syntegra)

Acoustic Report

Noise Impact Assessment (Venta Acoustics)

Surveys & Utility Assessments

Topographical Survey (Harris Surveys)

Ground Penetrating Survey (Geotec)

Utility Search (Syntegra)

Utility Capacity Check & Communications Mast (Syntegra)

We trust this is all in order for you to progress this application, but should you have any queries, please do not hesitate to contact me.

Yours sincerely,



Michael Saunders RIBA
pdp architecture llp