

Ref: BCH/P15-1369



22 September 2015

Mr Steve Weaver
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Dear Mr Weaver

Outline Planning Application for the redevelopment of Land to the North of Market Parade Havant to provide 130 residential dwellings, 1170 sq m of ground floor commercial floorspace and associated car parking, cycle parking, refuse storage and access.

Please find enclosed an outline planning application with all matters reserved for the above site which is submitted by Vail Williams LLP on behalf of Mr Gary Sheath.

The planning application includes the following:

- ⌚ This Submission Letter;
- ⌚ The Planning Application Form;
- ⌚ The Planning Statement;
- ⌚ The Site Plan (Location Plan);
- ⌚ Site Survey Plan
- ⌚ Existing Elevations
- ⌚ Proposed Elevations
 - A-A
 - B-B
 - C-C
 - D-D
- ⌚ Proposed Floor Plans
 - Basement Parking
 - Commercial Ground
 - Residential Level 1
 - Residential Level 2-4
 - Residential Level 5-6
 - Residential Level 7



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- Residential Level 8
 - Residential Level 9-10
 - Residential Level 11
 - Residential Level 12
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- ⌚ Computer Generated Images Looking NE and SE
 - ⌚ Design and Access Statement – 7 parts
 - ⌚ Accommodation Schedule
 - ⌚ Ecology Phase I and II Surveys
 - ⌚ Environmental Noise Survey and Assessment
 - ⌚ Statement of Community Involvement – 4 parts
 - ⌚ Heritage Statement 2014 – 3 parts
 - ⌚ Heritage Statement Addendum 2015
 - ⌚ Contamination Phase 1 Desk Study Report and Appendices – 5 parts
 - ⌚ Flood Risk Assessment including Drainage Strategy – 7 parts
 - ⌚ Transport Assessment – 5 parts
 - ⌚ Residential Travel Plan – 4 parts

The principle of the redevelopment/regeneration of the application site is considered acceptable given that the site is allocated within the Havant Borough Council Local Plan Allocations document for mixed use development and the creation of a gateway landmark feature. The proposals of a tall building reaching up to 13 stories in height is considered acceptable given the close proximity to sustainable transport modes and the town centre location. The proposals therefore accord with planning policy which promotes the presumption in favour of sustainable development.

The Havant Borough Council Local Plan Core Strategy and National Planning Policy Framework also look favourably upon this form of development which will contribute towards a sustainable economy for Havant thus helping Havant on its way towards achieving the Council's aim of prosperity Havant.

The proposed development contributes towards Havant Borough Council's housing and commercial development targets and seeks to regenerate a dilapidated site and bring investment and rejuvenation to an area of Havant where it is well needed.

It has been demonstrated that the proposed redevelopment of the site with a mix of uses is in accordance with local and national policy. We consider that we have demonstrated that the proposed development accords with the policies set out by Havant Borough Council and National Government and therefore the proposed scheme should be granted outline planning permission.

I trust the above and enclosed will enable you to register this application.



If you have any queries or require further information please let me know.

Yours sincerely,

A handwritten signature in blue ink that reads 'B. P. Christian'.

Ben Christian BSc (Hons), MSc, MRTPI
Planner
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