

Our ref: JEH/1383

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 21 of the outline planning permission for the residential development of the above site for 92 dwellings.

The application seeks to vary condition 21 to permit the construction of only some of the approved estate roads rather than all of the estate roads before the first phase of the approved scheme commences..

The application comprises 4 copies of the following documents:

- Duly completed 1APP application forms, landownership certificates and checklists;
- Site Location Plan @ 1:2500 scale; and
- Phasing Plan @ 1:1250 scale

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.

As referred to in the parallel application that is being submitted for the variation of condition 47 to allow consideration of a revised site layout, the viability of the approved scheme is now a key issue.

Condition 21 as currently drafted requires all of the approved estate roads to be constructed to base course before the foundation of any of the approved dwellings are constructed. To have to fund the construction of all the estate roads without receiving income from the sale of any of the proposed dwellings is too great a financial burden for our client to bear.

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Letter to Havant Borough Council

The purpose of condition 21 is to ensure that excess mud arising from the construction of the proposed dwellings is not deposited on the public highway. It is considered that the construction of the first section of the approved estate roads as shown on the enclosed phasing plan, together with the other measures to prevent mud being deposited on the highway that will be secured through condition 16 will provide sufficient safeguards.

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

Yours sincerely,



JEREMY HIGGINS
PLANNING DIRECTOR
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cc Mr D Mussell, Crayfern Homes

Encs.