

Town Planning and Development Consultants

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

HAVANT BOROUGH
COUNCIL

15 JAN 2013

RECEIVED

Our Ref: HAPL849/Griffiths
Your Ref:

14 January 2014

Dear Sir/Madam

Land at 5 Victoria Road, Emsworth, Hampshire

We enclose herewith the necessary application forms for the renewal of outline planning approval 09/63716/000 for the erection of 2 no. 3 bed dwellings on the above site. Also enclosed is a cheque for the application fee of £195.00.

The previous application was assessed under the South East Plan and the Havant Borough District Wide Local Plan 1996-2011. The South East Plan currently remains extant and therefore the proposal remains compliant with its requirements. A number of policies of the Local Plan have however been superseded by the Core Strategy adopted in 2011. It is submitted that the application proposal continues to meet the objectives for housing as set out in the Core Strategy and will assist in meeting the housing requirement set out in Policy CS9. In meeting this requirement, Policy CS17 encourages the effective use of land, particularly within the urban areas and gives priority to development on redundant, derelict or underused land within the urban area. This proposal meets these criteria.

Although the application is in outline form, it meets the requirements of policy CS16 in terms of its layout and design particularly in terms of its relationship with adjoining properties and the indicative height and massing of the proposed dwellings. The proposal is in a sustainable location in terms of access to public transport or suitable alternatives and no objection was raised previously to the level of car parking provision proposed having regard to this location.

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It is therefore submitted that this application continues to comply with Central Government advice and Development Plan policy and an extension of time for the implementation of the permission is justified. A Section 106 agreement was completed in connection with the previous application and it is anticipated that a new agreement will have to be prepared to refer to the new planning permission. We would be grateful for an early indication of the required contribution.

We trust you have all the information required to determine this application but should you require anything further then please do not hesitate to contact us.

Yours faithfully


Senior Planner

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