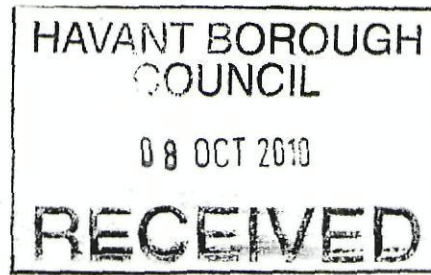


Sally Smith
Development Control
Havant Borough Council
Civic Centre
Havant
PO9 2AX



**South East England Development
Agency**
Cross Lanes
Guildford
GU1 1YA

Tel: 01483 470151
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07 October 2010

Dear Sally

**Extension of Time Limits (02/52646/016)
Havant Borough Council Depot (Site 4), Harts Farm Way, Havant, PO9 1JN**

In accordance with our meetings, I am applying, on behalf of SEEDA, for an extension to the time limits for implementing planning permission as brought into force on 1st October 2009 via the Town and Country Planning (General Development Procedure)(Amendment No.3) (England) Order 2009 (SI 2009 No 2261). This measure was introduced in order to make it easier for developers and Local Planning Authorities to keep planning permissions alive for longer during the economic downturn so that they can more quickly be implemented.

I refer to planning approval 02/52646/016. I attach the original application form and three copies including the Ownership Certificates, and a cheque for £500 for the fee. In accordance with the guidance the application remains identical to that originally approved. There is no requirement, as stated in the Guidance Notes, to provide any additional information including accompanying plans and documents to the original application. However I understand that you hold copies of these which can be viewed by interested parties as required. At your request, I also enclose a copy of the red line plan identifying the site. The previous application was not considered to require an Environmental Impact Assessment.

In addition I would seek to amend the conditions to the original approval as is allowed by the Guidance. These amendments reflect the current market conditions. At the time of the original application it was expected that the site would be developed out by one developer. The current market means that development will only come forward once an occupier is identified. On this basis I expect that the development will be in phases with possibly different developers undertaking different parts. Each of these separate phases will need to be undertaken in accordance with outline approval but the timing will be different. To this end I would request the following amendments to conditions (numbered in accordance with the decision notice):

1&2: Given the nature of a Phased approach, I request that the condition is worded as follows: "The first application for the approval of reserved matters shall be made in writing to the Local Planning Authority before the expiration of 5 years from the date of this Outline Permission and the development

hereby permitted shall be begun either before the expiration of 7 years from the date of this Outline Permission, or before the expiration of 2 years from the date of approval of the last application of the reserved matters to be approved, whichever is the later." The reason for this is to allow all phases to be designed to reflect the needs of specific occupiers and to ensure that the site is capable of implementation upon recovery of the economy. With up to five phases it may take up 5 years or more for the final reserved matters to come forward.

3: Detailed proposals for Reserved and Other Matters should only be required for the phase of development for which approval is being sought.

3(ii) (w) I request that this requirement is removed as a shared cycle lane was built on the south side of Harts Farm Way in 2008.

4. The design of the highway works have been approved by the highways authorities, with work due to start imminently. To avoid confusion I therefore request that the approval of the design is removed

In addition Conditions 6, 8, 9, 10, 11, 12 and 14 should only require information and approval specific to the phase of development being proposed within the reserved matters application.

You might also like to be aware that, as per our discussions and agreement, SEEDA has recently commissioned an appropriately qualified ecologist (member of Institute of Ecology and Environmental Management) to undertake a Phase 1 Habitat Survey to review the potential for protected species being present on site and provide advice on the need for further surveys as required.

In accordance with our discussions with yourselves and Hampshire County Council, we are progressing the works required under the existing S106 and S278 Agreements on the basis that a simple Deed of Variation will be required linking the new approval to the works.

Yours sincerely



Jeremy Herring
Development Manager