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Ms J Clark,
Technical Officer
Development Control,
Havant Borough Council,
Havant,
Hampshire,
PO9 2AX

Our Ref
Your Ref APP/11/01270
Date 15 August 2011

Dear Ms Clark,

4 SELBOURNE ROAD, HAVANT
PROPOSED EXTERNAL ALTERATIONS AND USE OF THE PREMISES FOR RETAIL (A1) PURPOSES APPLICATION REF: APP/11/01270

Following your email of 5 August, I attach further documents in connection with this application.

As you know, a 1:500 plan showing the site in its locational context, including "*at least two named roads and the surrounding buildings*" was submitted with the application. A smaller scale 1:1250 plan does not show anything useful in addition to that already provided, but I attach a 1:1250 plan as you have requested, nevertheless.

You suggest that Selbourne Road has not been adopted as maintainable at the public expense and that this somehow gives rise to a need to include other land in the application site. The red line defining the application site includes "*all land necessary to carry out the development*", and no additional land is required to provide access as this already exists and is to be unchanged. In any event, Selbourne Road has indeed been adopted by the Highway Authority. I attach the County Council's letter of 14 May 2008 which confirms that the completed highway works, including Selbourne Road, were "*placed on maintenance with effect from 30th April 2008*".

You have requested a Flood Risk Assessment be submitted, and this is attached. You will kn[redacted]akes clear that such assessments are to be proportionate to the risk an[redacted]he scale, nature and location of the development proposed. In view of the fact that no physical works affecting flood or drainage aspects are proposed and the existing and proposed uses of the site fall within the same vulnerability classification, as brief and simple FRA is appropriate and this is what is enclosed.

Finally, I am surprised that you have felt it appropriate to raise these points in connection with this application. You will know that DCLG advice is that authorities should not insist on material that is not required in connection with applications, and that this has been stressed most recently in the statement attached to the letter from Steve Quartermain of 29 July 2011 about the Planning Guarantee and Information Requirements.

It is clear that you had all the necessary information to decide the application when it was submitted and I trust that you will now proceed to deal with it expeditiously.

In the meantime, if there is any further material you require in this connection please let me know.

Yours sincerely,



Rob Huntley

SCHEDULE OF DOCUMENTS ENCLOSED

Location Plan 1:1250 scale

Flood Risk Assessment

Letter from Highway Authority confirming adoption of Selbourne Road