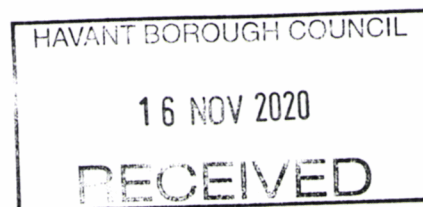


Planning Services
East Hampshire District Council
Penns Place
Petersfield
GU31 4EX

Our Ref: SJ/ITB11383
Date: 29 October 2020



Dear Sir or Madam

Pursuant to application 54139/001 (Demolition of 149 Lovedean Lane and construction of up to 56 dwellings, access from Lovedean Lane, open space and landscaping)

Please find attached Drawing 23246-32 Rev B showing:

- A new bellmouth junction on Lovedean Lane;
- An initial section of 5.5m wide site access road with a 2.0m footway on either side; and
- Associated minor works in Lovedean Lane.

Planning permission is sought for the above and below is a short summary of the background and the reasons for the submission.

Background and proposed development programme

Outline planning application 54139/001 proposed:

"Residential development of up to 56 dwellings, open space, landscaping, access, the demolition of 149 Lovedean Lane and associated works"

The outline planning application was considered by the Planning Committee at East Hampshire District Council (EHDC) on 24 September 2020. The committee resolved to approve it, subject to the applicant entering a planning obligation under Section 106 of the Town and Country Planning Act 1990.

The applicant wishes to commence development as soon as possible and is now progressing the completion of the Section 106 Agreement. Beyond this, a reserved matters planning application will be prepared and submitted. This is expected to be submitted in December 2020 with a reserved matters planning permission potentially being achieved (subject to it being acceptable to the Council) in Spring 2021. This timescale will mean that the applicant could potentially be ready to implement the development in Summer (i.e. Q3) 2021.

The current site access is a field gate and narrow track running between two properties, one of which (No.149) is to be demolished. On-site ground conditions mean it is important to form the new site access in favourable weather conditions with a target to do so in Spring / Summer 2021.

Aquind

Discussions with Hampshire County Council (HCC) have identified that Lovedean Lane (where our client's development will take access) is proposed to be used as the primary construction traffic route associated with the Development Consent Order (DCO) application for the Nationally Significant Infrastructure Project known as *Aquind*.

We have reviewed the *Aquind* submission and confirm that the project involves the construction of a Converter Station at Lovedean and the installation of a cable from it to Eastney on the Portsmouth coast. The Converter Station construction programme runs from Q3 2021 to Q1 2024 and furthermore the Lovedean Converter Station site will be the main compound for all construction work on the cable itself - with the DCO documents confirming that all HGV trips (with the exception of Horizontal Directional Drilling and Micro-Tunnelling) will originate from the Lovedean Converter Station and thus use Lovedean Lane.

It is understood that Hampshire County Council (HCC) in their role as Local Highway Authority are likely to wish to limit other road works and temporary traffic management on Lovedean Lane for the duration of the *Aquind* project for understandable reasons. As such there is a risk that the *Aquind* project will impact on the construction programme for our clients' site, as they may not be able to secure the 'Roadspace' necessary to construct the site access until 2024.

Proposal

HCC helpfully raised this issue in their consultation response of 9 July 2020 (ref: EHDC application 54139/001) and as a result the applicant was able to immediately progress the detailed design of the agreed site access works onto Lovedean Lane, so that it could be ready to implement the necessary works before the *Aquind* project commences. The applicant made their Section 278 'Technical Approval' submission to HCC in September 2020 and submitted further details at HCC's request in October 2020.

However, despite this very early progression of the Technical Approval process, it is becoming clear that it may not be possible to complete the current Section 106 Agreement, obtain outline planning permission, achieve a reserved matters planning permission, enter a Section 278 Agreement and complete the site access works before Q3 2021. This means there is a risk that it may not be possible to commence delivery of this site until 2024 which is a desperately worrying prospect for our client and may also have housing delivery consequences for the council.

Having reviewed matters, it would be possible for our client to complete the site access works themselves before the *Aquind* project starts if this can be progressed immediately i.e. in advance of obtaining a reserved matters planning permission. For this reason, the applicant wishes to obtain a specific planning permission for the access works themselves i.e. those listed at the start of this letter and which are the subject to EHDC's resolution to grant as shown in principle on drawing number ITB11383-GA-101 Rev C and now in more detail on drawing 23246-32 Rev B (attached). This would enable the applicant to enter a Section 278 Agreement with HCC in the coming months and allow the applicant to construct the agreed site access works prior to *Aquind* starting.

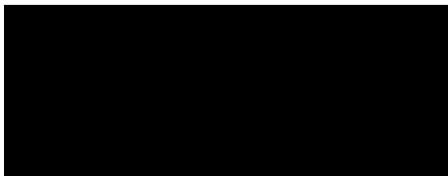
This should be a simple matter, unconstrained by any other planning considerations that will form part of the reserved matters planning application. The applicant simply seeks a specific planning permission for the highway access and initial section of access road, this is something that is known to be acceptable to both EHDC and HCC as is evidenced by the EHDC Planning Committee resolution and HCC consultee comments. The applicant has engaged with HCC on the principle of this proposal and they understand the reasons for the proposed approach.

Summary

EHDC's Planning Committee resolved to grant outline planning permission 54139/001 on 24 September 2020. The application proposed highway access from Lovedean Lane and the access is acceptable to both EHDC and HCC. The applicant is progressing a reserved matters planning application for the site, but under any scenario it is unlikely that development could commence before the *Aquind* project starts for the reasons set out above. This means that the development may not be able to commence until 2024.

The applicant therefore wishes to obtain a specific planning permission for the access itself and will then enter the Section 278 Agreement on that basis and complete the highway access work in advance of development commencing. HCC are aware of this approach and we trust that EHDC will be supportive. This proactive approach is designed solely to expedite the delivery of much needed new homes in a location and form that is acceptable to both the local planning and highway authority and in a way which enables a key part of the site infrastructure to be completed early and avoids disruption on Lovedean Lane during the *Aquind* project.

Yours sincerely



STEVE JENKINS

Partner

for i-Transport LLP



Enc: Drawing 23246-32 Rev B