

17 October 2018

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

Dear Sir/Madam

Land East of Castle Avenue, Havant - Residential development comprising 69 no. dwellings with access from St George's Avenue together with access, car parking, landscaping, electrical substation and associated works.

Please find enclosed an application for planning permission for residential development on land to the east of Castle Avenue, Havant.

The application is being made jointly in the names of:

Persimmon Homes Ltd, 100 Wickham Road, Fareham, PO16 7HT and Mrs D Hann and Mrs Bernice Ayres, Rectory Cottage, Pook Lane, Havant, PO9 2TJ.

The site has been identified (site reference UE53) within the adopted Havant Borough Council Local Plan Housing Statement (Dec 2016) as being suitable for development, and "Guiding Principle 4" states that such sites *"will be considered favourably in order to contribute towards the objectively assessed housing need and to significantly boost housing supply in the Borough."* The principle of development of the site is discussed further in the attached planning statement and the application is supported by a full Infrastructure Delivery Statement.

The accompanying application shows a detailed proposal for 69 houses scheme in a mix of 2, 3, and 4 bed houses. 30% of the units proposed will be affordable and the mix (11 x 2 bed houses, 8 x 3 bed houses and 1 x 4 bed house) has been produced to reflect housing need in the Borough. The parking has been designed as a minimum of 2 spaces per 2/3 bed and 3 for 4 bed plus houses. The majority of units are two storey with some two and a half storey amongst them. The parking is a mix of garage, on plot and some integrals. The garages are proposed as 6x3m where used as formal parking spaces. The scheme also includes 27 visitor spaces across the site.

The scheme retains the protected trees on the site and provides amenity areas for prospective occupiers, include a LAP. The highway tree identified for removal, which is located outside of the planning application boundary, is being dealt with separately in collaboration with HCC.

In terms of Planning Obligations, Persimmon Homes recognises the Council's wish to seek on site provision and/or financial contributions to ensure the delivery of site specific infrastructure, required to make a development acceptable and is happy to enter into negotiations through the life of the application in this regard.

In support of the application, please enclosed a cheque for £25,481 in respect of the processing fee together with a suite of documents in accordance with National Requirements and Havant's Local List.

The following documents are included on the enclosed disk:

- Application Form
- Infrastructure Delivery Statement – Chapman Lily Planning Ltd
- Planning Statement – Persimmon Homes
- Design & Access Statement – Persimmon Homes
- Affordable Housing Statement – Persimmon Homes
- Archaeology DBA – Wessex Archaeology
- Ecological Assessment - Ecosa
- Flood Risk Assessment/Drainage Strategy – Civil Engineering Practice
- Geo-Environmental Report - Enzygo
- Noise & Vibration Report – Sound Advice Acoustics
- Tree Survey/Arb Impact Assessment - Barrell
- Transport Assessment – Mode Transport Planning
- Cil Form 0

Site Plans

- 507-01-A-02-001-SL - Site Location
- 507-01-A-02-010-TP Rev C - Tenure Plan
- 507-01-A-02-011-MP - Material Plan
- 507-01-A-02-012-BT Rev A- Boundary Treatments
- 507-01-A-02-020-SP - Site Plan
- 507-A-02-030-SE - Street Elevations

Housetype Pack

- ALN-001
- ALN-HA-001
- ALN-HA-002
- ALN-HA-003
- ALN-HA-004
- CHED-001
- CHED-002
- CHES-001
- CLAY-C-001
- CLAY-C-002
- CLAY-C-003
- GAR-001
- GAR-002
- HAN-001
- HAN-HA-001
- HAN-HA-002
- HAN-HA-003
- HAT-001
- HAT-002
- HAT-C-001
- KEN-001
- LUM-001
- MOS-001

- SOU-001
- STAFF-001
- SUB-001
- TAU-001

Landscaping Details

- Soft Landscape Specification – ACD Environmental
- Soft Landscape Management & Maintenance Plan - ACD Environmental
- PERSC22164 11 Sheet 1 of 3
- PERSC22164 11 Sheet 2 of 3
- PERSC22164 11 Sheet 3 of 3

If you require any additional information in relation to the above, please contact me on 01329 514310 or via email at gregg.allison@persimmonhomes.com

I look forward to hearing from you in due course.

Yours sincerely

For and on behalf of Persimmon Homes Ltd

Gregg Allison
Development Planner