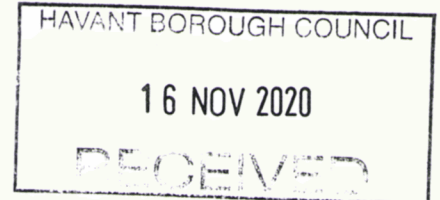




MR. L. OLIVER
Principal Planning Officer
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX



13th November 2020

Dear Lewis,

Re: 149 Lovedean Lane, Lovedean PO8 9RW

New access onto Lovedean Lane together with the demolition of 149 Lovedean Lane and associated landscaping to serve residential development proposed under planning application 54139/001 (East Hampshire) and APP/20/00455 (Havant)

I am pleased to enclose a detailed application submitted by Bargate Homes Ltd and Vivid Homes for the above site.

The application comprises the following documents:

- Covering Letter
- Application Forms
- CIL Questions
- Location Plan
- Block Plan x 2 - Details of Proposed Access
- Transport Note
- Landscape Plan
- Ecology Note

The application has been submitted on the Planning Portal under ref: PP-09237704 to East Hampshire and is accompanied with a fee of £234.00. A copy of this application is being sent to Havant Borough Council as per the Outline application.

I confirm the required notices under article 13 of application for planning permission have been issued to the landowner, tenant, and Hampshire County Council as Highways Authority.

The remainder of this letter sets out the background to the application and the planning policy context.

Background to the Proposal

The proposed application seeks the detailed approval of the access onto Lovedean Lane and the demolition of 149 Lovedean Lane to serve the development proposed under APP/20/00455. The development proposed in our outline application (hereafter referred to as the "residential development") sought outline consent for the erection of (amongst other things) up to 56 residential units.

East Hampshire District Council resolved to approve the residential development at their Planning Committee on 24th September 2020. This resolution was subject to the Applicant entering into a S106 Legal Agreement, which is currently being negotiated. Following this, Havant will determine the outline application under delegated powers.



BARGATE HOMES LIMITED

The New Barn, Vicarage Farm Business Park, Winchester Road, Fair Oak, Hampshire SO50 7HD

Phone 023 8060 2255 Email info@bargatehomes.co.uk

Registered in England No. 5626135

Registered Office Peninsular House, Wharf Road, Portsmouth, England, PO2 8HB

As discussed previously, the on-site ground conditions mean it is important to commence development in drier weather conditions and therefore our programme is to start on site in Spring/Summer 2021. A reserved matters application is being prepared for submission following the completion of the Section 106 agreement.

Further complication to our timeline has arisen from the proposed Aquind works and the use of Lovedean Lane as a construction route for this project. It is understood that Hampshire are likely to limit road works on Lovedean Lane for the duration of the Aquind project potentially until 2024. Further detail on this is explained in the accompanying transport note.

For the above reasons, and to speed up the implementation of the residential development, we are seeking a separate detailed planning approval for the access to serve the residential development to enable the S278 Agreement to be completed.

This will allow early implementation of the site access and necessary services infrastructure required to serve the residential development. This proactive approach is designed solely to expedite the delivery of much needed new homes in a location and form that has already been deemed acceptable by the Local Planning Authority.

Relevant Planning Policy

National Planning Policy Framework (NPPF)

Paragraph 108 requires development to ensure:

- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
- b) safe and suitable access to the site can be achieved for all users; and
- c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

These issues have been assessed as part of the Council's consideration of the proposed residential development and has been found to meet these tests.

Paragraph 111 states that all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.

The detailed highways implications of the proposed residential development have been assessed as part of the Council's consideration of the proposed residential development and has been found to meet these tests.

Adopted Local Plan – Havant Core Strategy

Policy CS20 Transport and Access Strategy identifies that the Council will permit developments which:

- provides transport management measures to ensure the safe and efficient operation of the strategic and local road network
- ensures that highway design responds positively to the characteristics of the area and delivers a high quality public realm for all users

These issues have been assessed as part of the Council's consideration of the proposed residential development and has been found to meet these tests, a financial contribution towards highway improvements is also being secured in the Section 106.

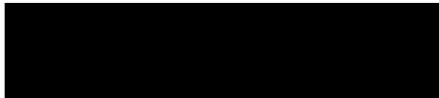
Conclusion

The proposals are policy compliant in all respects, meet the requirements of the Highway Authority and the Applicant is seeking to deliver the necessary infrastructure to serve the residential development upfront and without delay to speed up the delivery of much needed housing.

I trust the attached information is in order and I look forward to confirmation that the application has been validated in due course.

Should you require any further information or have any queries please contact me.

Yours sincerely,

A large black rectangular redaction box covering the signature of Jonathan Quarrell.

JONATHAN QUARRELL
LAND AND PLANNING MANAGER

A black rectangular redaction box covering the contact information of Jonathan Quarrell.