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Planning Dept.,
Havant Borough Council,
Public Service Plaza,
Civic Centre Road,
Havant,
PO9 2AX

Email: bhavash@BVAPlanning.co.uk

Our ref: BV/1009

4 November 2021

Dear Sir/Madam

Land to the south of Saltmarsh Lane, Hayling Island

We are instructed by our client, Hayling Island Builders Ltd. (HIB), to submit an outline planning application with regard to the above for the erection of up to 60 units and associated landscape and highway works.

The following information has been submitted as part of this application:

- Planning Statement prepared by BVA Planning Ltd.
- Design and Access Statement prepared Mosiac.
- Flood Risk and Drainage Strategy prepared by Patrick Parsons.
- Ecological Impact Assessment prepared by Tyler Grange
- Landscape and Visual Impact Assessment prepared by Tyler Grange.
- Transport Assessment prepared by Paul Basham Associates.
- Preliminary Arboricultural Impact Assessment prepared by Tyler Grange.
- Noise Assessment prepared by Patrick Parsons.
- Built Heritage and Archaeological Assessment prepared by Orion.
- Nitrogen Balancing Assessment prepared by Tetra Tech.
- European Site avoidance and mitigation checklist.
- Site Location Plan.
- Illustrative Masterplan.
- Parameters Plan.
- Detailed Site Access Plan.
- Planning application fee to be made by client.

Background

Our client is looking to bring forward for residential development the above site to assist the Council to meet its housing need and delivery obligations. The adopted Local Plan Proposals Map confirms that the sites fall outside any recognised settlement boundary where ordinarily residential development is restricted. However, there are specific reasons that requires the adopted housing policies to be set

aside given that the Council cannot currently demonstrate a 5-year housing land supply position and cannot meet the Government's Housing Delivery Test (2020). The consequence of which requires the Council to assess housing applications having regard to the 'tilted' balance exercise found at paragraph 11(d) of the NPPF. This advises that the Council should only refuse applications if any adverse impacts are found to **significantly and demonstrably** outweigh the benefits of any proposal.

We have several interested developers who would like to build out the scheme and so envisage that on outline approval the reserved matters applications would follow swiftly to allow a start on site by mid-2022 and the schemes built out ready for occupation by mid-2023. We can confirm that there are no landownership or technical constraints that would prohibit the sites being developed as envisaged above.

We look forward to discussing the proposal with officers and trust the abovementioned details are sufficient to register the application, but please do not hesitate to contact me should you require any further information or clarification.

Yours faithfully,

A large black rectangular redaction box covering the signature area.

Bhavash Vashi BA (Hons) MA MRTPI
Director