

2nd August 2024

Havant Borough Council
Development Control
Public Service Plaza
Havant
Hampshire
PO9 2AX

P23-1017_LO01v2 PL_TM

By email only

Dear Sir / Madam

Reserved Matters Application

Land West of Old Manor Farm, South of Lower Road, Bedhampton (Phase 2)

On behalf my clients, Bargate Homes Ltd and VIVID Housing Ltd, I am pleased to enclose an application for approval of reserved matters relating to the residential development of the above site.

This reserved matters submission follows the issuing of outline planning permission on 16th May 2023 for *"Up to 43 dwellings, associated landscaping, open space and allotments with access from Lower Road"* (HBC ref. APP/21/01071 and appeal ref. PP/X1735/W/22/3305704).

The reserved matters application is submitted pursuant to this outline planning permission and seeks the Council's approval for the remaining detailed matters which were not considered at the outline stage, as follows:

"Approval of reserved matters (comprising layout, landscape, scale and appearance) pursuant to outline planning permission APP/21/01071 for the development of 43 dwellings along with public open space and associated infrastructure works."

The application has been submitted electronically via the Planning Portal (Reference Number PP-12735028). The full list of submitted documents is set out in the Document Schedule at Appendix A. The planning application fee of £26,902.00 has been paid electronically via the Planning Portal.

I trust that the submitted documentation includes everything required for the application to be validated and I look forward to receiving confirmation of the registration details at your earliest convenience.

Should you have any queries or wish to discuss any matters arising, please do not hesitate to contact me.

Yours faithfully


Trevor Moody
Associate Planner
trevor.moody@pegasusgroup.co.uk

3 West Links, Tollgate, Chandlers Ford, Eastleigh, Hampshire, SO53 3TG

T: 023 8254 2777 E: Solent@pegasusgroup.co.uk

Offices throughout the UK and Ireland.

Pegasus Group is a trading name of Pegasus Group Limited (07277000) registered in England and Wales

Registered Office: Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | PLANNING | PROPERTY | TRANSPORT & INFRASTRUCTURE

Appendix A – Reserved Matters Application Document Schedule

Reports

Report / Document	Author	Ref	Rev	Date
Application Form	Pegasus Group	-	-	31.07.2024
CIL Information Form	Pegasus Group	-	-	31.07.2024
Covering Letter	Pegasus Group	-	-	31.07.2024
Planning Statement (inc. Affordable Housing Statement)	Pegasus Group	P23-1017	3	July 2024
Development Quality Standards Checklist	Pegasus Group	-	-	July 2024
Statement of Community Involvement	Pegasus Group	P23-1017	2	July 2024
Design and Access Statement	Thrive	BARG230421	A	22.07.2024
Accommodation Schedule	Thrive	BARG230421	G	23.07.2024
Heritage Statement	SLR	425.065736.00001	3	24.07.2024
Flood Risk Assessment and Drainage Strategy	MJA	SS/210433/6430	B	30.07.2024
Drainage Strategy Technical Note	MJA	SS/230157/6430	B	24.07.2024
Surface Water Checklist	MJA	-	-	July 2024
Stage 1 Road Safety Audit	Traffic Management Consultants (via MJA)	-	A	15.07.2024
Ecology Mitigation & Enhancement Strategy (EMES)	Aluco	-	-	July 2024
Biodiversity Net Gain Metric	Aluco	-	-	25.07.2024
Nitrogen Budget Calculator & Plan	Bargate Homes	-	-	24.07.2024
Noise Impact Assessment	24 Acoustics	R8907-4	5	26.07.2024
Supporting Drainage Info – For Reference				
Infiltration Testing Results	Geo- Env	GE20565/FG01/220111		11.01.2022
Winter Monitoring Results	Geo- Env	GE20565		20.21.2022
Winter Groundwater Monitoring Letter	Geo- Env	GE20565/WP01/220401		01.04.2022
Borehole Prelim Information Letter	Geo- Env	GE20814/WP01/220429		29.04.2022
Borehole Ground Investigation Letter	Geo- Env	GE20814/WP02/220518		18.05.2022
Ground Investigation Results (2 no. documents)	Geo- Env	GE20565		2022
Winter Monitoring and Swale/Basin Locations	Geo- Env	GE21231/TM01/221014		14.10.2022
Surface Water Calcs	I- DRN			25.07.2024

Plans

#	Plan	Author	Ref	Rev
Architectural Drawings – Layouts				
	Location Plan	Thrive	LP.0 1	A
	Coloured Site Layout	Thrive	CSL.0 1	A
	Site Layout	Thrive	SL.0 1	A
	Affordable Housing Layout	Thrive	AHL.01	A
	Boundary Materials Layout	Thrive	BML.0 1	A
	Dwelling Materials Layout	Thrive	SML.0 1	A
	Parking Strategy Layout	Thrive	PSL.0 1	A
	Refuse Strategy Layout	Thrive	RSL.0 1	A
Architectural Drawings – Street Elevations				
	Street Elevations – Sheet 1	Thrive	SE.0 1	A
	Street Elevations – Sheet 2	Thrive	SE.0 2	A
	Coloured Street Elevations - Sheet 1	Thrive	CSE.0 1	A
	Coloured Street Elevations – Sheet 2	Thrive	CSE.0 2	A
Architectural Drawings – House Types				
	House Type S2.1 (Block of 2) - Elevations	Thrive	HT.S2.1(2blk).e	A
	House Type S2.1 (Block of 2) - Floor Plans	Thrive	HT.S2.1(2blk).p	A
	House Type S2.1 (Block of 3) - Elevations	Thrive	HT.S2.1(3blk).e	A
	House Type S2.1 (Block of 3) - Floor Plans	Thrive	HT.S2.1(3blk).p	A
	House Type S3.2 (Block of 2) - Elevations	Thrive	HT.S3.2(2blk).e	A
	House Type S3.2 (Block of 2) - Floor Plans	Thrive	HT.S3.2(2blk).p	A
	House Type 2.1 (Block of 2) - Elevations	Thrive	HT.2.1(2blk).e	A
	House Type 2.1 (Block of 2) - Floor Plans	Thrive	HT.2.1(2blk).p	A
	House Type 3.1 A - Elevations	Thrive	HT.3.1 A.e	A
	House Type 3.1 A - Floor Plans	Thrive	HT.3.1 A.p	A
	House Type 3.2 (Block of 2) - Elevations	Thrive	HT.3.2(2blk).e	A
	House Type 3.2 (Block of 2) - Floor Plans	Thrive	HT.3.2(2blk).p	A
	House Type 3.2 - Plans and Elevations	Thrive	HT.3.2.pe	A
	House Type 3.6 - Elevations	Thrive	HT.3.6.e	A
	House Type 3.6 - Floor Plans	Thrive	HT.3.6.p	A
	House Type 4.1- Elevations	Thrive	HT.4.1e	A
	House Type 4.1- Floor Plans	Thrive	HT.4.1p	A

House Type 4.2 - Elevations - Option 1	Thrive	HT.4.2.e1	A
House Type 4.2 - Elevations - Option 2	Thrive	HT.4.2.e2	A
House Type 4.2 - Floor Plans - Option 1	Thrive	HT.4.2.p1	A
House Type 4.2 - Floor Plans - Option 2	Thrive	HT.4.2.p2	A
House Type 4.5 - Elevations	Thrive	HT.4.5.e	A
House Type 4.5 - Floor Plans	Thrive	HT.4.5.p	A
House Type 4.6 - Elevations	Thrive	HT.4.6.e	A
House Type 4.6 - Floor Plans	Thrive	HT.4.6.p	A
House Type 4.7 - Elevations	Thrive	HT.4.7.e	A
House Type 4.7 - Floor Plans	Thrive	HT.4.7.p	A
Architectural Drawings – Garages			
Garage - Single - Floor Plan and Elevations	Thrive	GAR.01pe	A
Garage - Double - Floor Plan and Elevations	Thrive	GAR.02.1pe	A
Garage - Twin - Floor Plan and Elevations	Thrive	GAR.02.2.pe	A
Landscaping			
Landscape General Arrangement	Terra Firma	2255- TFC- 00- 00- DR- L- 1001	P03
Landscape General Arrangement	Terra Firma	2255- TFC- 00- 00- DR- L- 1002	P03
Landscape General Arrangement	Terra Firma	2255- TFC- 00- 00- DR- L- 1003	P04
Landscape General Arrangement	Terra Firma	2255- TFC- 00- 00- DR- L- 1004	P03
Specifications	Terra Firma	2255- TFC- 00- 00- DR- L- 1005	P03
Landscape General Arrangement (site wide)	Terra Firma	2255- TFC- 00- 00- DR- L- 1006	P02
Engineering – Drainage			
Drainage Strategy Layout	MJA	6430- MJA- SW- XX- DR- C- 001	P10
Engineering – Additional Drainage Info			
Survey Drawings 1-6, plus 'gas main, water main & perforated pipes' drawing (7 drawings in total)	Encompass	6NN3A	-
Greenfield Plan	MJA	6430- MJA- SW- XX- DR- C- 005	P1
Impermeable Areas	MJA	6430- MJA- SW- XX- DR- C- 006	P2
Engineering – Site Levels			
Levels Layout	MJA	6430- MJA- SW- XX- DR- C- 002	P4
Engineering – Highways			
Engineering Review and Vis Splays	MJA	6430- MJA- SW- XX- DR- C- 003	P4
Refuse Tracking Layout	MJA	6430- MJA- SW- XX- DR- C- 500	P4
Fire Appliance Tracking Layout	MJA	6430- MJA- SW- XX- DR- C- 501	P4
SUV Car Tracking Layout	MJA	6430- MJA- SW- XX- DR- C- 502	P4
Pump Station Tracking Layout	MJA	6430- MJA- SW- XX- DR- C- 503	P4
Potential Visitor Parking Tracking Plan	MJA	6430- MJA- SW- XX- DR- C- 504	P2