



BRYAN JEZEPH CONSULTANCY

DEVELOPMENT, PLANNING AND PROPERTY CONSULTANTS

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Our Ref:- H/69/MK

Your Ref:- APP/16/00774

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

10th January 2018

Dear Ms Haywood

Land to the north of Havant Road and west of Selangor Avenue, Emsworth

I now enclose a CD containing application documents relating to an amended proposal for 147 dwellings at the site. This is being submitted following the decision of the Council on 29th June 2017 to grant planning permission for 161 dwellings, subject to the completion of a s.106:

The scheme has been amended to facilitate the detailed drainage solution needed on site as agreed with Southern Water and Hampshire County Council and in amending the scheme it was also an opportunity to respond to feedback received during the planning process, together with the current market signals, which indicate that there is falling demand for flats in this location and as such the scheme has also been amended to reduce the numbers of flats on the site from 45 to 24 and replacing some with additional houses. In doing so the numbers proposed as part of the development have reduced from 161 dwellings to 147 dwellings.

The latest scheme proposes 147 new dwellings, of which 30% will still be for affordable housing. The layout is not that dissimilar to the previous scheme for 161 dwellings and includes the following changes now proposed:

- Reduction in the number of units from 161 to 147 dwellings (and consequential reduction in the number of affordable dwellings on site from 48 to 44 dwellings).
- The proposed mix of units would now include 65 x 2 beds, 62 x 3 beds and 20 x 4 beds. This compares to the previous layout for 161 dwellings proposing 6 x 1 beds, 67 x 2 beds, 75 x 3 beds and 13 x 4 beds.
- Changes to house types proposed for market and affordable housing.

Directors: Bryan S. Jezeph BA DPTF MRTPI FRICS FRSA Caroline J. Jezeph BA HTP MRTPI Christopher I. Ward BA LLM MRTPI

Principal Planner: Michael D. Knappett BSc BTP MRTPI Planner: Katherine A. Stevens BSc MSc MRTPI

Finance Administrator: Nicola L. Gladwell Office Manager: Kirstin N. Geary



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- Building line on the western side of the proposed access road has been moved northwards.
- Reduction in the number of 3 and 4 bed houses proposed.
- Significant reduction in the number of 3 storey flats (36 reduced to 18 dwellings).
- The site access would remain in the same location and the access would still be formed by a signalised junction; however, the alignment of the road would change once inside the site. The road would now run behind plots 30-59 and adjoin the boundary with the A27.
- Changes to primary and secondary roads throughout the site
- A small area of public open space would be lost adjoining the boundary with the A27, but this would be compensated for the provision of a large area of frontage open space at the front of the site. The scheme would still accommodate a LEAP and a LAP.
- Minor tweak to siting of substation adjoining western site boundary
- Scheme redesign would result in fewer parking spaces proposed (353 reduced to 344) and fewer parking courts
- New tree planting scheme proposed

I would be grateful if you could re-advertise and reconsult on the amended application prior to it being determined at a future Development Management Committee meeting.

A cheque for £3000 to cover the Council's administrative costs in having to run the consultations and Development Management Committee again will be forwarded under separate cover.

Please do not hesitate to contact me should you have any further queries in respect of the amendments to the current planning application.

Yours sincerely



Michael Knappett

Enc.



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