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9TH June 2017

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

Dear Sir/Madam

PROPSED ERECTION OF RETIREMENT APARTMENTS (CATEGORY II TYPE) WITH COMMUNAL FACILITIES AND CAR PARKING; THE ORCHARD HOUSE, WESTERN AVENUE, EMSWORTH

I attach for your attention the duly competed application forms, the Planning application Validation Statement, the Affordable Housing Statement and a cheque for the planning fee of £9,625.00. In order to assist I also attach the various sheets which I have printed off directly from the Planning Portal which details all of the submitted documents.

Yours faithfully

[redacted]
Principal Planning Associate
The Planning Bureau Ltd

PLANNING APPLICATION VALIDATION STATEMENT

The Planning Statement and the Design, Access and Sustainability Statement embrace the supporting information potentially "required" by the Council. Placing the validation list in context, expectations should not go beyond requirements of legislation and of the good practice guidance. Central to this contention is the DCLG publication "**Guidance on Information Requirements and Validation" published in March 2010** which supersedes "The Validation of Planning Applications – Guidance for Local Planning Authorities" (December 2007).

The new guidance reiterates the principles set out in the 2007 document more forcefully as local lists introduced by LPAs had become a tick box exercise and where too often information was requested without sufficient assessment of such was actually relevant. The newly published guidance states that the principles for any local list should be:

- Necessity
- Precision
- Proportionality
- Fitness for purpose
- Assistance

It is not within the remit of the LPA to refuse to register an application on the basis that it considers the quality of submitted information of an impropriate standard.

Three key points arise from the update guidance:

- Efforts should be made to minimise the information that is required;
- A need to ensure that requests for information are relevant and in scale and kind to the application proposals;
- That applications should be validated unless there is sound and clear reason why they cannot be.

In raising this from the outset, this is not to say that areas, upon which the Council may seek information, are not regarded as material considerations or are irrelevant to the application proposal but clearly some balance and considered assessment is required in each case and applications should be validated unless there is good reason to the contrary.

LOCAL LIST DOCUMENTS

Existing Elevations: Submitted

Proposed Elevations: Submitted

Existing and Proposed Floor Plans: Submitted

Existing and Proposed Roof Plans: Submitted

DAS: Submitted

Affordable Housing Statement: This issue is covered in the Planning Statement and evidenced in the Financial Viability Statement

Biodiversity/Ecological Assessment: see Extended Phase I Habitat Survey

Your application

Supporting Documents

All mandatory supporting documents have been provided

Name	Description	Delivery Method	Size(Kb)	Date Uploaded	Document Ty
VERIFIED VISUAL IMAGES	VERIFIED VISUAL IMAGES	Postal	0.00	09/06/2017 13:10	User defined attachment
PLANNING APPLICATION VALIDATION STATEMENT.docx	PLANNING APPLICATION VALIDATION STATEMENT	Electronic	15.00	09/06/2017 13:09	User defined attachment
FINANCIAL VIABILITY ASSESSMENT	FINANCIAL VIABILITY ASSESSMENT	Postal	0.00	09/06/2017 13:07	User defined attachment
SO-2357-03-AP-0403-REV PO1 - WIP Site Sections Elevations low res.pdf	SITE SECTIONS	Electronic	3374.00	09/06/2017 09:48	Site and other plans
Statement of Community Involvement - Emsworth(1).pdf		Electronic	2998.00	09/06/2017 09:12	Statement of community involvement

Name	Description	Delivery Method	Size(Kb)	Date Uploaded	Document Ty
CIL FORM.pdf	CIL FORM	Electronic	339.00	09/06/2017 09:10	Community Infrastructure Levy questions
SO-2379-03-LA-MCS587 Drg04 REV B Planting 2 of 2 - east.pdf	LANDSCAPING PLAN 2 OF 2	Electronic	1243.00	09/06/2017 09:06	Site and other plans
SO-2379-03-LA-MCS587 Drg03 REV A Planting 1 of 2 - west.pdf	LANDSCAPING PLAN 1 OF 2	Electronic	808.00	09/06/2017 09:06	Site and other plans
Statement of Community Involvement - Emsworth.pdf	SCI	Electronic	2998.00	08/06/2017 11:25	Statement of community involvement
TRANSPORT STATEMENT APPENDICES F-J (S034.0099TS2 The Orchard House, Western Avenue, Emsworth(.pdf	TRANSPORT STATEMENT APPENDICES F - J	Electronic	3407.00	07/06/2017 15:12	Transport assessment

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TRANSPORT STATEMENT APPENDICES D-E (034.0099TS2 The Orchard House, Western Avenue, Emsworth).pdf	TRANSPORT STATEMENT APPENDICES D-E	Electronic	4884.00	07/06/2017 15:11	Transport assessment
TRANSPORT STATEMENT AND APPENDICES A-C (034.0099TS2 The Orchard House, Western Avenue, Emsworth).pdf	TRANSPORT STATEMENT AND APPENDICES A-C	Electronic	3455.00	07/06/2017 15:11	Transport assessment
REFUSE AND WASTE MANAGEMENT PLAN.doc	REFUSE AND WASTE MANAGEMENT PLAN	Electronic	121.00	07/06/2017 15:08	User defined attachment

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PRELIMINARY GEOTECHNICAL INVESTIGATION REPORT MARCH 2017.PDF	PRELIMINARY GEOTECHNICAL SITE INVESTIGATION	Electronic	1985.00	07/06/2017 15:08	User defined attachment
PLANNING STATEMENT APPENDICES 1 TO 5.pdf	PLANNING STATEMENT APPEMDICES	Electronic	3267.00	07/06/2017 15:07	Planning statement
PLANNING STATEMENT EMSWORTH JUNE 2017.pdf	PLANNING STATEMENT	Electronic	880.00	07/06/2017 15:07	Planning statement
FOUL AND SURFACE WATER DRAINAGE ASSESSMENT V2 JUNE 2017 The Orchard House Emsworth.pdf	FOUL AND SURFACE WATER DRAINAGE STATEMENT	Electronic	4683.00	07/06/2017 15:06	Foul sewage assessment
FLOOD RISK ASSESSMENT PART 3 OF 3 ORCHARD HOUSE EMSWORTH.pdf	FRA PART 3 OF 3	Electronic	3392.00	07/06/2017 15:06	Flood risk assessment
FLOOD RISK ASSESSMENT PART 2 OF 3 034.5099 FRA4 - Orchard House Emsworth (Bound 2 of 3).pdf	FRA PART 2 OF 3	Electronic	4096.00	07/06/2017 15:05	Flood risk assessment

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EXTENDED PHASE I HABITAT SURVEY The Orchard House Emsworth rv3.pdf	PHASE I EXTENDED SURVEY	Electronic	967.00	07/06/2017 15:05	Biodi surve repor
5 YEAR HOUSING SUPPLY STATEMENT(1).PDF	5 YEAR HOUSING LAND SUPPLY STATEMENT	Electronic	104.00	07/06/2017 15:04	User attacl
DESK STUDY REPORT 4 OF 4.PDF	DESK TOP STUDY PART 4 OF 4 - SITE INVESTIGATION	Electronic	2559.00	07/06/2017 15:03	User attacl
DESK STUDY REPORT PART 3 OF 4.PDF	DESK TOP STUDY PART 3 OF 4 - SITE INVESTIGATION	Electronic	3018.00	07/06/2017 15:02	User attacl
DESK STUDY REPORT PART 2 OF 4.PDF	DESK TOP STUDY PART 2 OF 4 - SITE INVESTIGATION	Electronic	4462.00	07/06/2017 15:02	User attacl
DESK STUDY REPORT PART 1 OF 4.PDF	DESK TOP STUDY PART 1 OF 4 - SITE INVESTIGATION	Electronic	4842.00	07/06/2017 15:02	User attacl

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ARCHAEOLOGICAL DESK BASED ASSESSMENT The Orchard House, Emsworth DBA.pdf	ARCHAEOLOGICAL DESK TOP STUDY	Electronic	2471.00	07/06/2017 15:01	User attacl
ARBORICULTURAL REPORT REV B (PART 1 TREE SURVEY AND ARBORICULTURAL IMPLICATIONS ASSESSMENT) .pdf	ARBORICULTURAL REPORT SURVEY AND ARB IMPLICATIONS	Electronic	305.00	07/06/2017 15:00	User attacl
ARBORICULTURAL METHOD STATEMENT REV 0 - 9243.pdf	ARBORICULTURAL METHOD STATEMENT	Electronic	369.00	07/06/2017 14:59	User attacl
DAS PART 2 of 2 SO-2379-03-AC-9004-.compressed.pdf	DAS PART 2 OF 2	Electronic	2475.00	07/06/2017 14:58	Desig acces stater

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DAS PART 1 of 2 - SO-2379-03-AC-9004-.compressed.pdf	DAS PART 1 OF 2	Electronic	4288.00	07/06/2017 14:57	Des acce stat
64007-03-C Drainage Layout - T-Building.pdf	DRAINAGE LAYOUT DRAWING	Electronic	902.00	07/06/2017 14:54	Site plar
SO-2379-03-AC-9002-Material schedule.pdf	MATERIALS SCHEDULE	Electronic	363.00	07/06/2017 14:54	Use atta
TREE PROTECTION PLAN 9243-02 Rev A 06 06 17.pdf	TREE PROTECTION PLAN	Electronic	1002.00	07/06/2017 14:53	Site plar
TREE CONSTRAINTS PLAN 9243-01 19 08 16.pdf	TREE CONSTRAINTS PLAN	Electronic	780.00	07/06/2017 14:53	Site plar
SO-2379-03-AC-0001-REV P10 Site Plan.compressed.pdf	SITE PLAN	Electronic	1973.00	07/06/2017 14:52	Bloc site
SO-2379-03-AC-9002-REV P05 Front View.pdf	FRONT VIEW VISUALISATION	Electronic	1158.00	07/06/2017 14:52	Site plar

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SO-2379-03-AC-0402-REV P02 Elevations (Coloured).compressed.pdf	ELEVATIONS	Electronic	3282.00	07/06/2017 14:51	Site plar
SO-2379-03-AC-0301-REV P05 Roof Plan.pdf	ROOF PLAN	Electronic	71.00	07/06/2017 14:41	Site plar
SO-2379-03-AC-0103-REV P07 Second Floor Plan.pdf	SECOND FLOOR PLAN	Electronic	259.00	07/06/2017 14:40	Site plar

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