

11 August 2021

**<By Electronic Submission>**

The Chief Planning Officer  
Planning Department  
Havant Borough Council  
Public Service Plaza,  
Civic Centre Rd,  
Havant PO9 2AX

Dear Sir or Madam,

**OUTLINE PLANNING APPLICATION FOR DEMOLITION OF THE EXISTING BUILDINGS AND THE ERECTION OF A NEW RESIDENTIAL SCHEME (C3 USE TO INCLUDE AFFORDABLE HOUSING) AND ASSOCIATED LANDSCAPING, ACCESS AND SUPPORTING INFRASTRUCTURE, LAND NORTH OF LONG COPSE LANE, EMSWORTH, PO10 7UL.**

Further to significant pre-application consultation with the Council over the course of the past five years, we are delighted to submit an outline planning application to consider the principle of development for the larger portion of the Policy H8 draft allocation located at land north of Long Copse Lane, Emsworth.

To enable assessment of the proposals the following detail is submitted with this application:

- Location Plan by Carlton Design
- Illustrative drawings by Carlton Design (including illustrative masterplan for the H8 allocation and corresponding parameter plans for the application site)
- Air Quality Assessment by Accon UK
- Arboricultural Impact Assessment by Barrell Tree Consultancy
- Archaeological Desk Based Assessment by RPS
- Built Heritage Statement by RPS
- Contaminated Land Risk Assessment by WSP
- Design and Access Statement by Pegasus Group
- Ecological Impact Assessment by DW Ecology (incorporating Biodiversity Metric)

**Pegasus Group**

The Columbia Centre | Station Road | Bracknell | RG12 1LP

**T** 01344 207777 | **W** [www.pegasuspg.co.uk](http://www.pegasuspg.co.uk)

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | Liverpool | London | Manchester | Peterborough

**PLANNING** | **DESIGN** | **ENVIRONMENT** | **ECONOMICS**

- Flood Risk Assessment and Surface Water Drainage Strategy by WSP
- Landscape and Visual Impact Assessment by Arc Landscape and Design
- Landscape and Green Infrastructure Strategy by Arc Landscape and Design
- Landscape and Green Infrastructure Strategy and Landscape Parameter Plan drawings by Arc Landscape and Design
- Lighting Assessment by WSP
- Minerals Resource Assessment by Wardell Armstrong
- Noise Impact Assessment by Accon UK
- Nutrient Balancing Assessment by Tetra Tech
- Sustainability Statement by Envision (incorporating Energy Assessment)
- Transport Assessment and Travel Plan by i-Transport
- Utilities Assessment (incorporating Foul Drainage Strategy) by WSP

As an outline planning application for a site area of 14.6ha is sought, a payment of £28,130 has been made via the planning portal.

Following review of the Council's Local Validation Checklist, and in recognition of the pre-application discussions held with the Council, it is considered that the submitted detail is sufficient to meet validation requirements. We would be grateful, however, for early acknowledgement of this as well as relevant Case Officer details and the planning reference number when this is assigned.

Should any further information, over and above that submitted be considered necessary to enable determination of the application, please do not hesitate to contact Jonathan Walton at our London Office.

The applicant team looks forward to working proactively and productively with the Council and consultees to find an appropriate, sustainable legacy for the land forming the majority part of the Policy H8 allocation in the emerging Local Plan.

Yours sincerely,



**Jonathan Walton**  
Senior Director

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