

Dear Members

**APP/18/01033 - Land East of Castle Avenue, Havant - Residential development comprising 69 no. dwellings with access from St George's Avenue together with access, car parking, landscaping, electrical substation and associated works.**

Please accept this email as a deputation, submitted on behalf of Persimmon Homes, in support of the above application.

Firstly, I would like to extend my gratitude to the Council's Democratic Services Team, and Members, for putting in the arrangements for this meeting to take place. I would also like to take this opportunity to commend your Officers for the positive and proactive way in which they have dealt with this application and the many unforeseen issues that have come about since it was first submitted.

With regard to the merits of the proposal, this is a site that, whilst not allocated in the current Local Plan, has been identified as being suitable for housing, at the level currently proposed, within the emerging Havant Borough Local Plan 2036. The key test for the determination of planning application on such a site is whether the proposal complies with local and national planning policies, the overall aim of which is to prevent harmful development in inappropriate locations.

This application proposes family housing at a residential scale, in keeping with residential character of the area. The proposed mix results in a mix of housing that serves the housing needs of the Borough. There are no large blocks of flats proposed nor any other uncharacteristic building types or designs, with no tall buildings located in between established lower scale development. The proposed materials have taken into account the materials used in the vicinity in order to reflect the local characteristics. Moreover, the amendments to the scheme sought by Officers have improved the relationships between buildings, to the overall betterment of the scheme.

Every proposed home has its own private garden and its own allocated car parking. High quality and resilient landscaping is proposed throughout the site. All TPO trees are to be retained on the site and will be protected during construction. It is considered that all expected amenities for family housing has been made available to the future occupants in a manner which does not harm the character and appearance of this residential area.

With regard to transport matters, as part of the submission documents, a Transport Assessment (TA) detailing the proposed development was provided. The TA considered the surrounding transport links, layout and transport policy context and assessed the impact of the proposed development on the highway network, including that upon surrounding residential streets and the railway level crossing, including future background growth from a separate consented site, allocations in the draft Havant Local Plan in addition to potential development traffic. The TA assessed a negligible impact but nevertheless suggested potential mitigation options. An

agreement was subsequently reached between HCC and Persimmon on a financial contribution towards off site highway works, at a cost of £150,000. This is one of the matters secured by the S106 agreement.

Turning now to wider benefits of the scheme, the application proposes a fully Policy compliant level of Affordable Housing with the affordable units being indistinguishable from the open market houses, which weighs heavily in its favour.

In addition, the Persimmon's average private selling price is 18% lower than the national average for newly built homes. Persimmon supports more first time buyers onto the housing ladder than any other UK major housebuilder, with 50% of our private new homes being sold to first time buyers in 2019. Our operations have also supported almost 50,000 jobs on our sites and within our supply chain. This application alone will provide around £825,000 in CIL and other contributions, not counting Council Tax receipts.

Provision is to be made for car charging points, where possible, and through the Council's nitrate mitigation scheme, together with the other ecology mitigation measures and financial contributions, ensure that the nature conservation interests of the site are safeguarded. The properties are to be of traditional construction and will be sold on a freehold basis. Persimmon aims to start on site by November 2020 with the first units being delivered by November 2021. The Company is in advanced negotiations with affordable housing providers to deliver the affordable element.

Overall, it is Persimmon Homes' view that the proposed layout, access, scale, appearance and landscape details for the development are appropriate for the site. The overall benefits of the development, notably the contribution towards the Council's recognised housing needs, would outweigh the short term impacts of the development and would not harm the amenities of the occupiers of neighbouring properties, or be detrimental to highway safety and makes adequate provision for car and cycle parking and refuse storage and removal.

I hope that these comments are helpful in determining the application.

Yours sincerely

Gregg Allison