

Havant Borough Council
Civic Offices
Civic Centre Road
Havant
PO9 2AX

Hampshire 2050
The Castle
Winchester, Hampshire SO23 8UD

Telephone: 0300 555 1375
Fax: 01962 847055

www.hants.gov.uk

Enquiries To Sophie Osborne

Direct Line

Date 31 July 2024

My reference 053871

Your reference APP/22/00829

Email havantdc@hants.gov.uk

Dear Ms Wells,

Former Dairy Crest Depot, Dunsbury Way, Havant

Application for Approval of Reserved Matters (Appearance, Layout, Landscaping and Scale) pursuant to Outline Planning Permission ref. APP/18/01109, for the erection of 74 dwellings, together with communal amenity space, drainage, parking and associated infrastructure, landscape, ancillary and site preparation works, with access off Fulflood Road.(26.02.24). Request to discharge condition 10 (12.06.24). Request to discharge conditions 5,6,8 and 9 (24.06.24).

Thank you for your consultation on the above planning application. The applicant is seeking to discharge conditions 5, 6, 8 and 9 all which relate to highway matters.

Condition 5

Condition 5 reads as follows:

Prior to the commencement of the development, except for demolition works, further details of soft landscaping to supplement that shown on Drawing 22/003/02 Rev Q [Site Plan] and 838/01 Rev C [Landscaping Plan] shall be submitted to and agreed in writing by the Local Planning Authority. The further plans shall include provision of a hedge for the full length of the southern boundary, to the rear of the footway, parking spaces and the parking court to provide a clear visual barrier as shown indicatively in Drawing 22/003/02 Rev Q. All approved landscaping works shall, as detailed in the Landscape Design and Management Statement dated 28.6.22, be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements agreed or within 18 months of final occupation of the development hereby permitted, whichever is the sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become

Director of Hampshire 2050
Gary Westbrook

seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its consent in writing to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and in the interests of highway safety having due regard to policies CS16, DM8 and DM 13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

To discharge this planning condition the applicant has submitted a landscaping plan (drawing 838/01 rev D) which the Highway Authority have reviewed and have the following comments to make. The Highway Authority are content that the drawing submitted includes the provision of a hedge for the full length of the southern boundary, to the rear of the footway, parking spaces and the parking court to provide the clear visual barrier necessary given the level difference south of this point.

Recommendation:

Having regard to the above, the Highway Authority provide no objections to the discharge of condition 5.

Condition 6

Condition 6 reads as follows:

No part of the development shall commence, except demolition, until such time as the details of the highway works along Fulflood Road as shown in principle in drawing 22.003.02 Rev N and drawing 056.0049-0001 Rev 4 has been approved by the Local Planning Authority in consultation with the Highway Authority.

Reason: In the interest of highway safety having due regard to Policy DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

To discharge this condition the applicant has submitted the following drawings showing the proposed S278 works for the site:

- Drawing FHL012-AAL-EW-XX-DP-C-2781 Rev P02
- Drawing FHL012-AAL-EW-XX-DP-C-2782 Rev P02

As the proposed highway works fall on land under the ownership of the Highway Authority, the applicant should enter into a S278 agreement at the earliest opportunity to finalise the design matters associated with condition 6 to ensure that the proposals and detailed design is agreed and constructed in accordance with adoptable design standards prior to first occupation.

The Highway Authority note that a S278 agreement is yet to be entered into for

Director of Hampshire 2050
Gary Westbrook

agreement to be sought on the proposed works to be delivered. Requesting to discharge this condition in the absence of this is therefore premature. In the absence of this agreement being entered into and confirmation that the proposed drawings submitted are agreed, the Highway Authority are unable to recommend discharge this condition. This is necessary to ensure that the works are considered safe and suitable to provide access into the development.

It is worth noting that the proposed S278 works are shown on an older site layout and not the one secured through this RM planning application. It is requested moving forward that the approved site layout is shown on any future drawings to ensure that the S278 works tie in correctly with the approved RM layout.

Once agreement has been sought through the S278 process the agreed drawings should be submitted to discharge this condition.

Recommendations:

Having regard to the above, the Highway Authority are unable to recommend the discharge of condition 6.

Condition 8

Condition 8 reads as follows:

Prior to the commencement of the development, except for demolition works, the final details of the drainage strategy and levels at the site access shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The approved levels and drainage strategy shall thereafter be implemented in accordance with the approved plans prior to first occupation of the development.

Reason: In the interest of highway safety having due regard to Policies CS16 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

To discharge this condition the applicant has submitted the following drawings which the Highway Authority have reviewed and have the following comments to make:

- Drawing FHL012-AAL-EW-XX-DP-C-5000 Rev P01 - Levels Layout
- Drawing FHL012-AAL-ED-XX-DP-C-5100 Rev P01- Drainage Layout

Similarly to the S278 works drawing, the levels and drainage drawings have not been based on the agreed layout. The Highway Authority have therefore not reviewed the levels and drainage in any detail as both the levels and drainage strategy are likely to differ for the agreed layout. It is requested that the applicant submits the levels and drainage details for the approved layout to support this discharge of condition application and through the S278 process.

Director of Hampshire 2050
Gary Westbrook

This condition is also reliant on the S278 process being entered into as drainage and levels details can have implications for the S278 works and therefore should be considered holistically along with Condition 6. The Highway Authority will be unable to discharge this condition until S278 technical approval has been granted to ensure that the drainage and levels strategy does not lead to standing water on the highway to the detriment of highway safety. Once agreement has been sought through the S278 process the agreed drawings should be submitted to discharge this condition.

Recommendations:

Having regard to the above, the Highway Authority are unable to recommend the discharge of condition in the absence of drainage and levels drawings being based on the approved RM layout and a S278 agreement being entered into and agreement being sought on the proposals.

Condition 9

Condition 9 reads as follows:

Prior to the commencement of the development, except for demolition works, the final street lighting strategy shall be submitted to, and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The approved street lighting strategy shall thereafter be implemented in accordance with the approved plans prior to the first occupation of the development.

Reason: In the interest of highway safety having due regard to Policies CS16 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

To discharge this condition the applicant has submitted drawing FHL012-AL-EW-XX-DP-C-2782-P02 which outlines the proposed street lighting strategy for the S278 works. It is noted that the existing columns are to remain within the S278 works with no additional street lighting is proposed.

As the proposed highway works fall on land under the ownership of the Highway Authority, the applicant should enter into a S278 agreement at the earliest opportunity to finalise the design matters associated with condition 9 to ensure that the proposals and detailed design is agreed and constructed in accordance with adoptable design standards prior to first occupation.

The Highway Authority note that a S278 agreement is yet to be entered into for agreement to be sought on the proposed works to be delivered. Requesting to discharge this condition in the absence of this is therefore premature. In the absence of this agreement being entered into and confirmation that the proposed drawings submitted are agreed by the Highway Authority are unable to recommend discharge this condition. This is necessary to ensure that the street lighting strategy is considered

Director of Hampshire 2050
Gary Westbrook

appropriate for the works being undertaken.

It is worth noting that the proposed S278 works are shown on an older site layout and not the one secured through this planning application. It is requested moving forward that the approved site layout is shown on any future drawings to ensure that the S278 works tie in correctly with the approved layout.

Once agreement has been sought through the S278 process the agreed drawings should be submitted to discharge this condition.

Recommendations:

Having regard to the above, the Highway Authority are unable to recommend the discharge of condition 9.

I trust that the above is clear but please do not hesitate to contact Sophie Osborne should you require any further clarification.

Yours sincerely,

Sophie Osborne
Senior Transport Planner - Highways Development Planning
Hampshire 2050

Director of Hampshire 2050
Gary Westbrook