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Enquiries To Sophie Osborne

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Date 21 October 2024

My reference 054362

Your reference APP/24/00641

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Dear Ms Wells,

Former Dairy Crest Depot, Dunsbury Way, Havant

Application for Non-Material Amendment to Planning Permission APP/22/00829 relating to list of approved plans under condition 1 of the Reserved Matters, with a change to the Site Plan and Boundary Treatment plan.

Thank you for your consultation on the above NMA planning application. The applicant is seeking consent to alter the approved site plan under planning reference APP/22/00829.

The Highway Authority do not have in principle objection to the proposed NMA. It is noted that the proposed parking provision is to remain as agreed previously at 73 car parking spaces.

Notwithstanding the above position, previous concerns under the RM application were raised in relation to the banking, proposed levels and gradients to the south of the building. Based on plans that had previously been circulated to the Highway Authority through a now withdrawn discharge of condition application for the levels and drainage of the RM consent the Highway Authority are aware of the potential need for level changes to the embankment to the south of the building. It is unclear what has given rise to this change in levels, but the applicant should be reminded that the consent requires compliance with the approved levels.

The revised site layout incorporates a ramped access path into the building from Dunsbury Way. Based on plans provided previously there is a 150mm level difference between the back edge of the highway and the proposed path. Appropriate mitigation and levels details relating to the ramp detail should be secured through an additional planning condition.

Having regard to the above, the Highway Authority provide no objections to this NMA application subject to an additional condition being placed on the RM consent to state the following:

Prior to the commencement of the development, except for demolition works, the final levels details and construction detail for the ramped access onto Dunsbury Way, 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

Yours sincerely,

Sophie Osborne
Senior Transport Planner - Highways Development Planning
Hampshire 2050