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Date 24 February 2023

My reference 6/3/13/164 048831
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FAO Jeff Sadler

Dear Sir,

**Land on the east side of Helmsley House, Bartons Road, and west of Normandy Road,
Havant.**

Erection of a 64 bed older persons care home (Use Class C2) together with construction of new access road, car/cycle parking, drainage works, hard/soft landscaping and other associated infrastructure.(31.03.21). Request to discharge condition 20 (21.05.21). Request to discharge condition 15 (received 14/06/2022).Request to discharge conditions 6,7,9,14,16 and 17 (03.10.22).

Thank you for the consultation on the above application seeking to discharge planning conditions 6, 7, 9, 14, 16 and 17 made on the 3rd October 2022. The Highway Authority consider that conditions 7, and 9 relate to highway matters. These have been dealt with in turn below.

Condition 7

Condition 7 reads:

No development shall commence until details of the site access bellmouth junction onto Normandy Way have been designed to an adoptable standard and approved by the Local Planning Authority (in consultation with Hampshire County Council Highway

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Authority) as shown on drawing 1009/6/U/2 Dated December 2020. The development shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

An application has been made via S38 for the details of the scheme to be assessed. Drawing JUBB_XX_XX_DR_C_0100 Revision T4 has been submitted to discharge this condition. The extent of proposed adoption has not been shown on the drawings and should be clearly marked for the benefit of the Planning Authority. The Highway Authority S38 application includes adoption to the rear of the footway, and this agreed in principle. The access details are considered in detail through the S38 process, there remaining issues with the street lighting and tree removal however the principle of the immediate access arrangement is agreed, and the remaining details don't impact the discharge of this condition.

It is noted that a speed table is shown on the new access road. If this is to be adopted in the future for access to further parcels of development land the table should be omitted from the design.

Condition 9

Condition 9 reads:

No development shall commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority. This shall include details of the proposed Sustainable Urban Drainage System (SuDS), and should provide the following: - Specify the responsibilities of each party for the implementation of the SuDS scheme. - Specify a timetable for implementation. - Provide a management and maintenance plan for the lifetime of the development The development shall be carried out in accordance with the approved details. Reason: To ensure the adequate protection of infrastructure having due regard to Havant Borough Local Plan (Core Strategy) 2011 policies CS19 and DM10 and the National Planning Policy Framework.

Level and drainage plans have been submitted to discharge this condition. The Highway Authority raise no concerns with the levels proposed within the site to manage drainage. On the access road the levels from the back of the footway run off into the site therefore no posing a risk of private surface water entering the highway. Whilst it is noted that non-slip surface covers are proposed for manholes located within the carriageway it is also noted that these are located in areas of wheel tracks and at points where vehicles will be turning. Where possible the manholes should be located outside of these areas. Given the low speed of the environment given its nature this isn't

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considered a significant safety risk however it is best practice for the design of future maintenance.

Recommendation

The Highway Authority raise no objection to the discharge of condition 7 or 9 but note that the site access work to the rear of the footway will need to be delivered through the Highway Authorities s38 process due to the pending adoption of Normandy Way. The Highway Authority are satisfied that the applicant has entered into this process.

Yours sincerely,

Holly Drury
Principle Transport Planner -Highways Development Planning

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