

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

Economy, Transport and Environment Department
Elizabeth II Court West, The Castle
Winchester, Hampshire SO23 8UD

Tel: 0300 555 1375 (General Enquiries)
0300 555 1388 (Roads and Transport)
0300 555 1389 (Recycling Waste & Planning)
Textphone 0300 555 1390
Fax 01962 847055
www.hants.gov.uk

Enquiries To Chris Hirst
Direct Line 0370 779 0563
Date 12 March 2021

My reference 031364
Your reference APP/17/01324
Email havantdc@hants.gov.uk

Dear Madam,

Dunsbury Park, Fitzwygram Way, Havant, PO9 4EE

Variation of Condition B6 of Planning Permission APP/15/00732 to remove restriction on proportion of B8 floorspace allowed within the Dunsbury Park development, and thus provide for a maximum mixed use floor space of 61,779sqm within Classes B1, B2 and/or B8 of the Use Classes Order 1987 as amended.(13.12.18).Request to discharge conditions A3, A5, A10, A11, A12 & 13, A14, A17 & 18 and B10 (03.12.20).

Thank you for consulting the Highway Authority on the discharge of conditions associated with planning reference APP/17/01324. The consultation request relates specifically to the discharge of conditions A3, A12 and A13.

Condition A3

Condition A3 reads as follows:

Prior to the commencement of any development hereby approved a phasing plan and schedule shall be submitted to and approved in writing by the Local Planning Authority to show how the full development of the site is to be carried out in numbered phases, and this plan and schedule shall be updated as phases are subsequently divided, subdivided or amalgamated and each updated version shall be submitted to and approved in writing by the Local Planning Authority. The phasing plan and schedule and any updated version shall include all of the following

Director of Economy, Transport and Environment
Stuart Jarvis BSc DipTP FCIHT MRTPI

information:

- i) The location of each phase*
 - ii) The quantum of the development of each phase (size of the site or floorspace of buildings)*
 - iii) Any elements of Sustainable Drainage (SUDS) to be provided within each phase and how these will connect to other drainage downstream or upstream of each phase with a timetable for the provision of drainage relative to each phase*
 - iv) The provision of access to each phase, including any phased provision of the Access Link Road, the bridge over Hermitage Stream, bus gate (including vehicle turning space), bus stops and shelters, paths and cyclepaths and other new access roads, with a timetable for the connection of the Access Link Road to Woolston Road and for the provision of access roads relative to each phase*
 - v) A timetable for the provision of ecological mitigation and provision of new habitat relative to each phase*
 - vi) A timetable for the provision of a Habitat Creation Area*
 - vii) A timetable for the provision and completion of open space and landscaped areas, including publicly accessible open space relative to each phase*
- Our Ref: APP/17/01324*

Development shall only be carried out in accordance with the approved phasing plan, schedule and timetable or any approved updated version unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure a co-ordinated and comprehensive form of development in which interdependent elements of the overall development are planned for and timetabled. It also allows flexibility by means of updating of these phases and timetabling as detailed plans for the site emerge. This is important in delivering a high quality and properly planned form of development having due regard to policy CS18 of the Havant Borough

The phasing plan submitted 18th December 2020 outlines the current situation with regards to the development on Plot 4a. The Highway Authority notes that section 4.6 comments on the provision of the bus shelters and bus gate which will become available once further phases of the development have been completed. The Highway

*Director of Economy, Transport and Environment
Stuart Jarvis BSc DipTP FCIHT MRTPI*

Authority is therefore able to recommend the discharge of condition A3.

Condition A12

Condition A12 reads as follows:

Prior to the commencement of each phase of development, including any related site clearance, a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of each phases of development, all such temporary parking provision shall be provided and used only as such.

Reason: In the interests of highway safety and to safeguard the amenities of the locality and and having due regard to policies CS16, DM10 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

The applicant has submitted a 'compound parking and logistics plan' on 18th December with details regarding the parking arrangements during construction. 60 car parking spaces will be provided immediately from commencement of development on-site. A separate pedestrian walkway will be provided from Fitzwygram Way to access the site. As development progresses, contractor parking will be relocated to the north of the site to accommodate the turning area to the east of the building. Whilst no supporting commentary has been provided behind these requirements, the measures in place are considered suitable. The Highway Authority is therefore able to recommend the discharge of condition A12.

The Highway Authority notes that condition A13 relates to the storage of material on-site which is considered a planning matter. Notwithstanding this comment, the measures identified above are considered suitable for site access and subsequent material storage inline with the wider logistics plan.

Yours sincerely,

Chris Hirst

Director of Economy, Transport and Environment
Stuart Jarvis BSc DipTP FCIHT MRTPI