

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 21 August 2020

My reference 029385
Your reference APP/18/00244
Email havantdc@hants.gov.uk

Dear Sir,

Colt International Ltd, New Lane, Havant, PO9 2LY

Outline application with all matters reserved. Mixed use development comprising up to 100 new homes, including up to 40% affordable, 2860 sqm of employment floorspace and improved access onto New Lane and Martin Road. On-site parking for residential and employment uses. Landscaping to be provided, including acoustic bund to rear of employment units and naturalisation of existing watercourse (full details to be submitted at a later stage) (Approved 30.01.19) Request to Discharge Conditions 4 & 18 and partially Discharge Condition 8 (20.02.2019). Request to Discharge Condition 4 (6.01.20). Request to Discharge Conditions 15 & 16 (20.12.19) and Condition 5 (6.2.20. Request to Discharge Condition No.s 6,7,8,11,14,17,18,19,21 & 25 (22.07.20).

Thank you for consultation on the Discharge of Conditions 14 and 25 associated with planning reference APP/18/00244.

Condition 14

Condition 14 reads as follows:

Prior to the commencement of any specific phase of development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority) a Construction Management Plan for that phase shall be submitted

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

to, and approved in writing by, the Local Planning Authority (in consultation with Hampshire County Council Highway Authority). This should include construction traffic routes and their management and control, parking and turning provision to be made on site, measures to prevent mud being deposited on the highway, adequate provision for addressing any abnormal wear and tear to the highway, and a programme for construction.

Reason: In the interests of highway safety and having due regard to policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2011.

To address this condition, the applicant has submitted a Construction Environmental Management Plan. The Plan notes that a Traffic Management Plan has been attached as Appendix 2, addressing the relevant transport matters, however, this document has not been provided. Without the provision of a document addressing the matters noted in Condition 14, the Highway Authority are unable to recommend the discharge of this condition.

Condition 25

Condition 25 reads as follows:

Prior to the commencement of any specific phase of development hereby permitted (or such other date or stage in development as may be agreed in writing with the Local Planning Authority) plans and particulars specifying the alignment, width, gradient and type of construction proposed for all footways, roads and individual accesses thereto (including all relevant horizontal cross and longitudinal sections) and the related provision to be made for street lighting and for surface water disposal and a programme for the implementation and making up of the same shall have been submitted to and approved in writing by the Local Planning Authority. The implementation and making up of the same shall be completed in full accordance with such plans, particulars and programme as are thus approved by the Authority.

Reason: To ensure that they are constructed to satisfactory standard and, where appropriate a standard which will enable them to be taken over as publicly maintained highways and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

It is understood that the applicant will not be offering the internal road network for adoption to Hampshire County Council, therefore a detailed review of the drawings submitted has not been undertaken. However, the road layout drawings have been reviewed and are considered reasonable, including the footway/cycleway provision through the site.

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Should the applicant wish to receive detailed comments on the proposed internal details, a formal Section 38 submission should be made to Hampshire County Council.

On the basis that the layout is not being offered for adoption, the Highway Authority is able to recommend the discharge of Condition 25.

Yours sincerely,

Chris Hirst

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