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Our Ref: APP/17/00358
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Ask For: Mr L Oliver
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07 December 2018

Application Number: APP/17/00358
Site Address: Land west of Horndean Road and south of Southleigh Road
Description: Application for approval of matters reserved under outline permission APP/14/00547 (layout, scale, appearance and landscape) for development comprising 125 residential dwellings, associated amenity spaces, access, garages, parking, internal roads, pathways, sustainable urban drainage and associated landscaping in addition to the provision of a water retention area. (Approved 16.08.2017). Request to phase **condition 2** of this permission, condition 2 states:

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be occupied until all cycle paths and footpaths shown on plan P204 Revision A have been completed in accordance with the approved layout and materials, and are available for public access.
Reason: To ensure the provision of a cycle and pedestrian route in the new development to encourage alternatives to the private car having due regard to policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

From your correspondence it has been outlined that you consider that this requirement to construct and make available to the public all footpaths on the development prior to the first occupation is both impractical and unfeasible from a construction and health and safety perspective. Furthermore, this is considerably onerous given that the proposed cycleway through the development terminates at our Southern boundary and does not currently connect to the wider infrastructure.

A revised proposal has been submitted in writing, with a proposed cycle/footpath phasing plan which proposes the following:
That the footpaths serving the dwelling shall be completed in accordance with the approved layout and materials and are made available for public access. The cycleway running from the Northern site boundary to the Southern site boundary shall be completed in accordance with the approved layout and materials and is made available for public access in accordance with the 'cycleway phasing plan' as follows: Phase 1 prior to the 34th occupation. Phase 2 prior to the 64th occupation. Phase 3 prior to the 100th occupation.

The Local Planning Authority have considered this information and are agreeable to such a phasing plan. As we discussed, the thrust behind this condition is to ensure that the cycle route and footpaths are available to both new residents, and in the longer term providing an alternative cycle route for the wider community towards the south and Emsworth Town Centre, once the neighbouring strategic site comes forward. The LPA note your assurances that the on-site footpaths and cycleway will be delivered in line with the construction programme and made available for use prior to the occupation of the units affected by them, and therefore consider that this is an acceptable approach. The LPA will monitor this to ensure that this phasing plan is adhered too and that the cycle and footways are provided in accordance with the phasing plan.

Yours sincerely

Lewis Oliver

Principal Planning Officer