



Head of Development Planning

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<i>Enquiries to</i>	Chris Hirst	<i>My reference</i>	6/3/13/164 (APP1737)
<i>Direct Line</i>	01962 846877	<i>Your reference</i>	APP/18/00565
<i>Date</i>	20th August 2018	<i>Email</i>	Chris.Hirst@hants.gov.uk

For the Attention of David Eaves

Dear Sir,

**Land South of Eastleigh House & Helmsley House, Bartons Road,
Havant – Formation of access road from Bartons Road to residential
development site.**

Thank you for consultation on the above planning application. The application seeks approval for the formation of an access road from the Bartons Road site, which has received outline planning permission under planning reference APP/15/01435. The proposed development is currently subject to a reserved matters application under reference APP/18/00453.

As part of the outline permission for this site, the vehicular access location was approved in principle, subject to the applicant entering into a S278 agreement with the highway authority to carry out the works. The standalone planning application, which is the subject of this response, seeks separate planning permission to construct the internal access road up until the point of the S278 works, ahead of the agreement of the reserved matters application. It is understood that the applicant has submitted the additional planning application to progress development of the initial phase of the site, whilst the reserved matters progresses, and to avoid the delays created by poor weather.

It is noted that drawing number C85850-D105 has been submitted, detailing the extent of the S38 works required to construct the internal access road. Prior to construction of the access road, a S38 submission will need to be made and a signed S38 agreement in place before any works can be carried out, given that Phase 1 works are proposed to be offered for adoption to the highway authority.

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

As part of outline application APP/15/01435 the site access works were principally approved in drawing number 14-018-002 Rev H and obligated to be implemented prior to commencement. These works are not included within this application. Details of how access is to be achieved to the land must be provided prior to any approval being given through the provision of a Construction Traffic Management Plan.

Whilst a separate planning application for the internal network could be considered acceptable by the Highway Authority it should be noted that no permanent access onto the highway should be sought through a separate application which is not in relation to development. Additional permanent accesses which serve no permanent dwelling, property or business provide no highway benefit and therefore should not be permitted in isolation.

Recommendation

Additional information is sought from the applicant regarding construction access to the site before a recommendation can be made. I trust the above is clear, but should you wish to discuss any of the above further, please contact Chris Hirst on the number above.

Yours Sincerely,

Stuart Morton
Transport Team Leader – Highways Development Planning

CC – Peter Marshall – Havant Borough Council