



Hampshire County Council

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Date	5 th July 2017	Email	holly.drury@hants.gov.uk

For attention of Mrs D Haywood

Dears Sirs

Discharge of Conditions Request: Land at Interbridges Site, New Brighton Road, Emsworth – Veterinary practice, 4No. business units, parking and open storage yards.

Thank you for the opportunity to comment on the request for discharge of conditions 4 and 5.

Condition 4:

The condition reads:

No development hereby permitted shall commence on site until details of the finished levels and profile (including long and cross sections) of the proposed access onto New Brighton Road have been submitted to and approved in writing by the Local Planning Authority and in consultation with the Highway Authority. The development shall be carried out strictly in accordance with such approved details.

Reason: *In the interests of highway safety and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and The National Planning Policy Framework, March 2012.*

This condition refers to the internal access road and is therefore a matter for Agent at Havant Borough Council.

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

Condition 5:

The condition reads:

No development shall commence until the details of the signal junction shall have been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. The works shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: *In the interests of highway safety and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and The National Planning Policy Framework, March 2012.*

Drawing 216248-TS Rev 00 has been submitted in support of this request for the condition to be discharged. This is insufficient to comply with the condition, whilst technical design approval has previously been given this and the S278 Agreement has lapsed and both will need to be re-secured. A suitable revised design check submission has not been made to date and is necessary to ensure compliance with current design standards.

It should also be noted that within our planning responses dated 16th February we have stated the following:

"Prior to commencement of the development the site access will be subject to the s278 design check process. The signal junction needs to be constructed prior to commencement unless a suitable alternative temporary access can be agreed with the Highway Authority."

No details have been provided or agreed for a temporary construction access at this stage and therefore in order for condition 5 to be discharged the signal junction will need to be constructed prior to commencement of the development unless a suitable construction access is agreed.

Details of our S278 design check process can be found through the following link and a submission should be made direct to the County Council.

<https://www.hants.gov.uk/transport/developers/constructionstandards>

I hope the above is clear however if you have any questions please do not hesitate to contact Holly Drury.

Yours faithfully



Ben Clifton
Team Leader – Highways Development Planning

CC. Peter Marshall – Havant Borough Council Highways Development Planning.