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Date	19 November 2024	Email	hsvntdc@hants.gov.uk

For attention of Ms Wells

Dear Madam,

Re: Application for Approval of Reserved Matters (Appearance, Layout, Landscaping and Scale) pursuant to Outline Planning Permission ref. APP/18/01109, for the erection of 74 dwellings, together with communal amenity space, drainage, parking and associated infrastructure, landscape, ancillary and site preparation works, with access off Fulflood Road.(26.02.24). Request to discharge condition 10 (12.06.24). Request to discharge conditions 5,6,8 and 9 (24.06.24) Note request to discharge conditions 6, 8 and 9 were withdrawn 15.8.24. Request to discharge condition 7 (17.09.24).Request to discharge condition 8 (10.10.24).

Thank you for your consultation on the above planning application. The applicant is seeking to discharge condition 7 and 8. Condition 8 relates to highway matters and reads as follows:

Prior to the commencement of the development, except for demolition works, the final details of the drainage strategy and levels at the site access shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The approved levels and drainage strategy shall thereafter be implemented in accordance with the approved plans prior to first occupation of the development.

Reason: In the interest of highway safety having due regard to Policies CS16 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

To support this discharge of condition the applicant has submitted the following drawings which the Highway Authority have reviewed and have the following comments to make:

Deputy Chief Executive and Director of Hampshire 2050
Gary Westbrook

- Drawing FHL012-AAL-ED-XX-DD-C-5551 to 553 P01 – Drainage Details
- Drawing FHL012-AAL-ED-XX-DP-C-5100-P02 – Drainage Layout General Arrangement
- Drawing FHL012-AAL-ED-XX-LS-C-5101-P02 – Manhole Schedules
- Drawing FHL012-AAL-EW-XX-DD-C-5550-P01 – External Works Details
- Drawing FHL012-AAL-EW-XX-DP-C-5200-P01 – Kerbing and External Finishes Layout General Arrangement
- Drawing FHL012-AAL-EW-XX-DP-C-5000-P02 – External Works Levels Layout General Arrangement

This condition is reliant on the S278 process being entered into as drainage and levels details can have implications for the S278 works and therefore should be considered holistically along with Condition 6. The Highway Authority will be unable to discharge this condition until S278 technical approval has been granted to ensure that the drainage and levels strategy does not lead to standing water on the highway to the detriment of highway safety. The Highway Authority have previously raised through the RM stage, the need for cut off drainage should be provided whereby two gullies are provided either side of the access on the highway boundary within the site and a pipe is placed to drain the water back into the site. Additionally, a spot level at the bellmouth appears to be high in comparison to the rest of the kerb line. These matters can be appropriately dealt with through the s278 stage. Once agreement has been sought through the S278 process the agreed drawings should be submitted to discharge this condition.

It is noted that whilst the condition wording relates to the levels details at the site access only, levels and gradient details on the southern boundary of the site have altered to those previously agreed through the planning process. It is unclear what has led to these discrepancies in the levels details provided. Through the NMA process, the Highway Authority were clear that given the concerns raised through the RM stage on the levels in the southern boundary of the site, the site would need to be built out in accordance with the approved plans. The drawings submitted through this discharge of condition application suggest that the levels differ to those agreed at the RM stage.

The levels shown on drawing FHL012-AAL-EW-XX-DP-C-5000-P02 provide a cause for concern, and echoes the same concerns raised on the RM application in relation to the banking, the proposed levels and the gradients to the south of the building. Sections for the updated proposals with the 45-degree load line check should be provided where the proposed building abuts the bank to ensure that the revised proposals do not have any impact on the stability of the verge/slope. The applicant should be made aware that further core samples and information may be required dependent on what the sections 45-degree load line check shows.

Recommendation

Having regard to the above, the Highway Authority require the further information requested and agreement being sought through the s278 process before the discharge of condition 8 can be recommended.

Yours faithfully,

Sophie Osborne
Senior Transport Planner - Highway Development Planning
Hampshire 2050