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Date 16 January 2023

My reference 048455
Your reference APP/22/01098
Email havantdc@hants.gov.uk

Dear Sir,

Brockhampton West, Harts Farm Way, Havant

**Application for Non-material change to Planning Permission APP/21/00189
relating to wording of conditions 3,10,11,12,14 and 19.**

Thank you for the consultation on the above application seeking to make amendments to planning conditions 3, 10, 11, 12 and 14. The Highway Authority consider that conditions 3 and 19 relate to highway matters. Each of the requested amendments shall be dealt with in turn.

Condition 3

Condition 3 reads:

No development hereby permitted shall commence (with the exception of site clearance, erection of site hoarding and provision of site welfare units) until plans and particulars specifying the detailed proposals for all of the following aspects [herein called "the reserved matters" and "other matters"] have been submitted to and approved in writing by the Local Planning Authority. (i) The reserved matters: (a) Appearance, to include external appearance, materials, decoration, lighting, colour and texture; (b) Landscaping including a landscape design showing the planting proposed to be undertaken, including tree replanting and tree protection measures, how species rich grassland consistent with that currently on site would be provided within the landscape scheme, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels; the intended timing of completion of the landscaping work, with specific reference to the bunds; and arrangements to be made for the future maintenance of landscaped and other open areas; (c) Layout; including a parking strategy to identify the provision to be made for the parking, turning, loading and unloading of service vehicles and all

Director of Hampshire 2050
Gary Westbrook

vehicular parking and turning areas and cycle storage on the site for the uses applied for, in accordance with the Parking Standards in Havant's Car Parking SPD; and (d) Scale, to include height, width and length of each building. (ii) Other matters: (e) Access facilities for the disabled; (f) The provision to be made for the storage and removal of refuse from the premises; (g) Phasing details for the development implemented. The development shall be implemented in full accordance with the approved details.

Reason: The application is granted in outline only under the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.

It is proposed to amend this condition to allow the forming of the means of the access approved at the outline planning stage as well as other on-site preparation works. Whilst this is agreed in principle the condition wording should refer to the approved plan drawing 205465/PD03 Rev G.

The works permitted prior to triggering commencement through this amendment should be subject to a CTMP (contained within the CEMP) and it is noted that partial discharge of condition 13 has been sought through application App/21/00189 on which the Highway Authority have sought some additional information to be included and clarity on the access proposals. The Highway Authority acknowledge that the applicant seeks to ensure construction traffic management matters are dealt with in advance of commencing the onsite preparation works. However, the Planning Authority should ensure that condition 13 is enforceable with regards any works commencing in the absence of an approved CEMP under the revised condition set up. Currently the wording of condition 13 refers to a prior to commencement trigger for which these works would be exempt from, should these amendments be accepted. It may be necessary for condition 13 to also be amended for avoidance of doubt.

Condition 19

Condition 19 reads:

Prior to the commencement of construction of the proposed bunds facing the A27, geotechnical submissions (in accordance with DMRB Standard CD622) relevant to the construction of the 3m-5m high earth bunds (set out in the Geotechnical Design Report, associated drawings and Specification) shall be submitted to and agreed in writing by the Local Planning Authority (in consultation with and requiring certification by National Highways).

Reason: To ensure that the A27 Trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety, having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

It is noted that the previous condition wording did not consider the requirement for consultation where the bunds face the local highway network. The wording amendments are supported therefore and consultation on the bund details is welcomed to ensure no adverse impact on Harts Farm Way.

Yours sincerely,

Gemma McCart
Transport Team Leader -Highways Development Planning

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