

Havant Borough Council
Civic Offices
Civic Centre Road
Havant
PO9 2AX

Hampshire 2050
The Castle
Winchester, Hampshire SO23 8UL
Telephone 0300 555 1375
Fax 01962 847055
www.hants.gov.uk

Enquiries to	Sophie Osborne	My reference	054855
Direct Line	N/A	Your reference	APP/19/00007
Date	6 December 2024	Email	havantdc@hants.gov.uk

For attention of Mr Eaves

Dear Sir,

Re: Outline Application for access with all other matters reserved, for up to 72 new homes plus associated green infrastructure including community orchard (Approved 5/10/2020). Request to discharge conditions 22, 26, 27, 28, 30, 31 (30/11/2021). Request to discharge conditions 8, 11, 20 (07/12/2021). Request to discharge condition 23 (06.04.22). Request to discharge conditions 17,18 and 19 (17.11.22). Request to discharge conditions 7,13,24 and 33 (17.11.22). Request to discharge conditions 5,9,15,21,25 and 32 (01.12.22).

Thank you for your consultation on the above planning application. The applicant is seeking to discharge conditions 5, 9, 15, 21, 25 and 32. Conditions 15 and 25 relate to highway matters and read as follows:

Condition 15:

Prior to the commencement of the development hereby permitted (or such other date or stage in development as may be agreed in writing with the Local Planning Authority) plans and particulars specifying the alignment, width, gradient and type of construction proposed for all footways, roads and individual accesses thereto (including all relevant horizontal cross and longitudinal sections) and the related provision to be made for street lighting and for surface water disposal and a programme for the implementation and making up of the same shall have been submitted to and approved in writing by the Local Planning Authority. The implementation and making up of the same shall be completed in full accordance with such plans, particulars and programme as are thus approved by the Authority.

Reason: To ensure that they are constructed to satisfactory standard and, where appropriate a standard which will enable them to be taken over as

Deputy Chief Executive and Director of Hampshire 2050
Gary Westbrook

publicly maintained highways and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Condition 25:

The dwellings hereby permitted shall not be occupied unless and until details of the means of preventing vehicular access to the site for residents and visitors from the emergency access route are submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with a timetable for the works and maintained in the approved form.

Reason: In the interests of highway safety and to prevent conflict with pedestrians and cyclists, to avoid general vehicular use of the emergency access and having due regard to policies CS20 and DM11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

To discharge these planning conditions the applicant has submitted the following drawings which the Highway Authority have reviewed and have the following comments to make:

- Drawing 6383-MJA-SW-XX-DR-C-001 Rev C25 – Engineering Layout Sheet 1
- Drawing 6383-MJA-SW-XX-DR-C-002 Rev C20 – Engineering Layout Sheet 2

The internal layout of the development is to be brought forward for adoption and the applicant is engaged with the Highway Authority through the s38 process. It is understood that the s38 process has been subject to 2 resubmissions and the drawings are not yet approved. The latest set of design auditors comments has raised concern with the horizontal alignment, drainage and street lighting. It is also noted that the drawings provided to support the discharge of condition do not match the revisions of those drawings currently being considered through the s38. The applicant should therefore resolve these issues through the s38 process and ensure that the approved drawings are submitted to support this discharge of condition application.

Given the above, the Highway Authority are unable to provide a formal recommendation the discharge of condition 15 and 25 at this time.

I trust that the above is clear but please do not hesitate to contact Sophie Osborne should you require any further information.

Yours faithfully,

Sophie Osborne
Senior Transport Planner - Highway Development Planning
Hampshire 2050