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Direct Line	0370 7790 563	*Your reference*	APP/21/00678
Date	18 August 2022	*Email*	havantdc@hants.gov.uk

Dear Sir,

Camp Field (land to the west of Havant Crematorium), Bartons Road, Havant

Application for Reserved Matters Approval pursuant to Outline Planning Permission APP/19/00007 for the layout, scale, appearance and landscaping of 70 dwellings and associated works. Request for approval of details pursuant to Conditions 5 (Arboriculture); 7 (landscaping); 8 (drainage); 10 (boundary treatments); 13 (levels); 15 (highways); 17,18 and 19 (archaeology); 21 and 32 (lighting).

Thank you for reconsulting the Highway Authority on the above planning application. Further to the Highway Authority's previous response dated 24th November 2021, the applicant has engaged in direct discussions to provide a shared use link between the site access and emergency access, along with the overcoming the original comments raised in the response dated 18th August 2021.

The applicant has subsequently submitted an amended set of drawings to address the Highway Authority's comments on the application to date.

Pedestrian/Cycle Link
Following discussions with the Highway Authority, the applicant has provided a pedestrian and cycle link internally along the site frontage between the emergency access and vehicular site access, highlighted in yellow on drawing number SL 02 Rev F and also shown in drawing number 6383-MJA-SW-XX-DR-C-902 Rev12. The link has

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

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been provided in accordance with Condition 34 of the outline planning consent (planning reference APP/19/00007) which required "details of shared use connection between the emergency access and the main site access internal to the development".

The Highway Authority have reviewed the proposed alignment of the path and have agreed to the principle of the works, subject to detailed design matters being addressed at the Section 278 stage. Drawing number 6383-MJA-SW-XX-DR-C-902 Rev12 includes a transition between the access road and the shared used path in the form of a dropped kerb and cycle marking which is considered acceptable in principle. The street lighting proposal shown in drawing number 6383-MJA-SW-XX-DR-C-861 Rev PL9 will also need to be assessed in relation to the existing street lighting on Bartons Road and the details of this will need to be secured through condition.

It is unclear who owns the trees along the site boundary. Should the trees be located within the highway boundary which need to be removed, a CAVAT fee will be incurred through the S278 process for the footway/cycleway.

Internal Site Layout

Tracking

Amended tracking has been presented for a refuse vehicle passing a parked family car in drawing number 6383-MJA-SW-XX-DR-C-850 PL8. The tracking demonstrates that a refuse can pass a parked car along Road 2. Tracking for vehicles entering Road 1B now also indicates that the movement can be undertaken.

Visibility

Visibility splays are presented for junctions throughout the site in drawing number 6383-MJA-SW-XX-DR-C-803 PL8. Junction markings have been shown between Roads 2 and 1 in drawing number 6383-MJA-SW-XX-DR-C-902 Rev12 to confirm where the visibility splays are measured from. Taken from a 2.4m setback, there may be a slight conflict with the garden of Plot 57 which would require a restrictive covenant to ensure that the splay remains clear in perpetuity.

Highway Adoption Extents

The extent of highway adoption is shown in drawing number ARP.01. The highway is proposed to extend along the primary road through to the turning head in the north-western corner of the site, and northbound along Road 1 heading towards the potential future development site. The highway is provided to the redline boundary of the site to ensure that any future phases of development are not ransomed by a section of missing highway land.

The extent of highway adoption as shown in drawing number ARP.01 is therefore considered acceptable.

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Drainage
The drainage proposals have been submitted within drawing number 6383-MJA-SW-XX-DR-C-801 PL8. It has been highlighted to the applicant that the attenuation basin is potentially located too close to the proposed internal roads and may therefore need to be relocated. This is currently being considered as part of the S38 process with the applicant. It is considered that the detailed design of the drainage layout can be placed as a pre-commencement condition, and this matter addressed through planning at this stage.

Street Lighting
The street lighting layout has been provided in drawing 6383-MJA-SW-XX-DR-C-861 Rev PL9 and is considered acceptable in principle for the internal site layout.

However, as noted above, the street lighting proposed along the shared use path will need to be reviewed against the existing street lighting along Bartons Road which will need to be moved to the back of the shared use path. It is considered that these details can be addressed through conditions.

Landscaping
A landscaping masterplan has been provided on RPS drawing figure 100 rev U. Final details of the landscaping will need to be approved to ensure no conflict with proposed highway assets and the ensure visibility splays are kept clear from obstruction. A condition should be placed on the application to ensure the final landscaping plan is submitted for approval.

Levels
A levels plan has been provided in drawing 6383-MJA-SW-XX-DR-C-802 Rev PL10 and is considered acceptable in principle. A condition should also be placed on the application to ensure that the final levels plan is submitted for approval.

Materials
A hard landscaping plan has been submitted on RPS Drawing figure 200 rev J. It is noted that the materials used within the adoptable site layout are suitable, with block paving minimised to the parking areas and non-adopted sections of the site. A condition should also be placed on the application to ensure that the final hard landscaping plan is submitted for approval.

Recommendation
The Highway Authority are satisfied that the changes made in the latest set of drawings have addressed the comments raised in its original response. The shared use path link will be the subject of a new Section 278 design check submission, with the works eventually implemented via a Section 278 agreement. The internal site layout will be forward for adoption to the Highway Authority through a Section 38 agreement.

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The Highway Authority therefore recommends no objection to the proposed development, subject to the following conditions:

1. Shared Use Path Works

To implement the shared use path works coloured yellow on the site layout plan and levels plan (drawing numbers SL 02 Rev F and 6383-MJA-SW-XX-DR-C-902 Rev12) prior to occupation of development through a Section 278 agreement with the Highway Authority.
Reason: To ensure a continuous walking and cycling route is available between the site access and emergency access.

2. Site Levels

No development shall commence until plans, including cross sections, to show proposed site levels have been submitted and approved (as shown indicatively in drawing number 6383-MJA-SW-XX-DR-C-902 Rev12).
Reason: To ensure satisfactory levels are achieved across the site layout and shared use paths.

3. Materials

No development shall commence until details of the materials used in the construction of external surfaces have been submitted and approved (as shown indicatively in drawing number 200 J).
Reason: To ensure that materials used within the adoptable site layout and wider internal layout are suitable for future occupiers.

4. Drainage Design

No development shall commence until details for the disposal of surface water and the detailed drainage design have been submitted and approved (as shown indicatively in drawing number 6383-MJA-SW-XX-DR-C-801 PL8) including the detailed location of the attenuation pond.
Reason: To ensure satisfactory drainage for the development.

5. Landscaping

No development shall commence until details of the landscaping scheme, covering all hard and soft landscaping, have been submitted and approved (as shown indicatively in drawing number 100 U).
Reason: To ensure that landscaping features do not obstruct the approved visibility splays.

6. Street Lighting

No development shall commence until details of the final street lighting design, including the lighting proposals for the shared use path, have been submitted and approved (as shown indicatively in drawing number 6383-MJA-SW-XX-DR-C-861 PL9).

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Reason: To ensure that the final internal design accords with the plans indicatively assessed at the Reserved Matters stage.

I trust that the above is clear; however, should you have any queries, please do not hesitate to contact Chris Hirst on the number noted above.

Yours Sincerely,

Chris Hirst

Director of Economy, Transport and Environment
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