

For the attention of David Eaves

Havant Borough Council

Planning Services
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

Our Ref: DSH0203/PW

Your Ref: APP/19/01166

30th June 2021

Dear David,

RE: Proposal: Reserved matters application following Outline Planning Permission APP/18/00244 relating to access, appearance, landscaping, layout and scale for residential development of 94 dwellings and discharge of requirements of conditions 5 (ecological mitigation and enhancement strategy), 15 (vehicular access points) and 16 (pedestrian and cycle links).

Site Address: Colt International Ltd, New Lane, Havant PO9 2LY

Further to the above Planning Permission, I write to address the outstanding Reserve Matters conditions 8, 13 & 14.

Condition 8 – Boundary treatment and security (Pre-Occupation)

Notwithstanding the submitted details the residential development hereby permitted shall not be occupied unless and until the following features aimed at improving security and safety and reducing anti-social behaviour have been provided:

- **All rear access gates to residential properties shall be fitted with key operated locks which operate from both sides of the gate;**
- **Secure access gates shall be fitted at the start of each communal rear access path. These gates shall be visually permeable (for example a railing gate) and at least 1.8m high fitted with key operated locks from both sides of the gate;**
- **Within the public realm visitor cycle parking shall be provided with cycle stands with secured by design accreditation;**
- **Details of secure boundary treatment to the southern boundary of plot 34 in accordance with details to be submitted in relation to Condition 14.**

Please find attached MH Architects drg. 0103 C13A, which shows the location of the key operated side gates to all houses (in green), communal visually permeable gates (in red), and the location of the SBD accredited cycle storage (in blue).

I can also confirm that the southern boundary to plot 34 has a 215mm thick 1.8m high brickwork wall. There is also enhanced planting adjacent to the wall to prevent entry to the property.

I trust this is sufficient to satisfy this condition.

Condition 13 – Car Parking arrangements (Pre-Occupation)

The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be provided in a phased manner in accordance with a Phasing Plan to be submitted to and approved in writing by the Local Planning Authority and shall be made fully available for use prior to the occupation of each related phase and shall be retained thereafter for their intended purpose.

Please find attached MH Architects dwg. 0004 A06 which shows the phased handover areas with the associated parking.

As you can see each phase will have dedicated parking, prior to occupation.

I trust this is sufficient information to satisfy this condition.

Condition 14 – Boundary treatment (Pre-Occupation)

No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Please find attached MH Architects dwg. 0103 C13 – Proposed Block Site Plan, which shows all the boundary treatments which is in line with the approved planning layout.

Also attached is MH Architects dwg. 0106 C01 – Proposed Bartons Road Ramped Access, which is the pedestrian access onto Barton's Road.

I trust this is sufficient information to satisfy this condition.

If you require any further information, please do not hesitate to contact the undersigned.

Yours faithfully

Stephen Mudie

**Steve Mudie
Senior Technical Manager**