
Site Address:	Land at Little Oaks, Hollybank Lane, Emsworth		
Proposal:	Variation of Condition Nos 24 and . 29 of Planning Permission 09/72129/002 relating to routing for construction traffic and emergency access.		
Application No:	APP/14/00337	Expiry Date:	01/08/2014
Applicant:	Mr S Forrester	Team:	Team 2
	Banner Homes Southern Ltd		
Agent:		Case Officer:	Daphney Haywood
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

Allocated housing site located on the northern edge of Emsworth adjoining woodland to the north and the 2 cul-de sac heads and bungalow development in Oak Tree Drive to the south. permission has been granted for 28 dwelling with access off the western cul-de sac and the eastern one to be used for emergency access only/ This development is currently under construction .

2 Planning History

09/72129/002 Demolition of 2No. dwellings and erection of 48No. dwellings with associated garages and parking with access from Oak Tree Drive. - Permit 28/02/11

3 Proposal

Variation of Condition No. 29 of Planning Permission 09/72129/002 relating to routing for construction traffic.

Condition 29 states:-

The development hereby permitted shall not commence until details of the proposed routing for construction and delivery traffic have been submitted to and agreed in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: In the interests of residential amenity and having due regard to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

Condition 24 states

No development shall commence until details of the proposed means of controlling access to the emergency access shall have been submitted to and approved in writing by the Local Planning Authority. The agreed details shall be provided prior to the first occupation of the development and permanently maintained thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

A temporary amendment is required to allow domestic vehicles associated with the

occupation of plots 37 to 39 and plots 43 to 48 only to use the eastern cul-de-sac and the emergency access to enter and exist their properties up until the 31 December 2014, and all building traffic associated with the development for this period would use the western entrance to the site.

4 Policy Considerations

National Policies

National Planning Policy Framework Plan

Core Strategies 2011 forming part of the HBLDF

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer No objection on highway safety grounds.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 84

Number of site notices: two

Statutory advertisement: Not applicable.

Number of representations received: 6

Summary:

- When planning was granted the access was supposed to be an emergency access only entrance, with no permanent road construction. In our views a permanent road with kerb edging and borders has already been established at this entrance, We feel that if the temporary access is granted this will become a permanent entrance. We also have looked at the site and all roads are laid in from the original entrance, so we do not understand way they feel the need to have access from this entrance as well. All construction work and traffic is now north and east of these roads so would not interfere with or restrict access to the properties in question. All delivery traffic goes through the site to the top and east.
- The original planning application was approved only with the access to Aubin Wood via the west wing of Oaktree Drive and we feel this application to use the link road is the

start of continuous series of applications to gain access via the emergency link on a permanent basis. This application could be the "thin end of the wedge". Concerned that it should not create a precedence. should be temporary Can we be assured that after December 31st 2014, Planning Condition 29 would be reinstated as originally passed.

- The emergency link has now been fully laid to tarmac and kerbed almost in anticipation of it becoming a permanent thoroughfare and the gates which were at the start of the emergency link have now been moved to the top of the link, blocking access from the internal roads.
- We already have construction lorries ,vans and deliveries using the east exit area cul-de-sac to service the Powell Holding Development site. Therefore extra traffic from the Banner Site would only increase the existing problems at the east exit area.

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Highway considerations
- (iii) Impact on residential amenity

(i) Principle of development

7.2 The site lies within the built up area where development is acceptable in principle subject to development control considerations.

(iii) Highway considerations

7.3 The Development Engineer has assessed the proposal and has not raise objection.

(iii) Impact on residential amenity

7.4 The proposal would result in all construction traffic using only the eastern cul-de-sac of Oak Tree Drive, currently both accesses are used. This will result in addition disturbance to the occupiers of those properties to the west but only for a temporary period until the 31 December 2014. In respect to residential use of the eastern, access residents have raised concern that this could set a precedent for future access but this would require a future planning application to be considered on its merits. It is noted that condition 24 requires the approval of a means by which the access to the eastern arm of Oak Tree Drive is restricted to emergency vehicles only. For consistency with this condition it is important that, if this application is allowed, it should specify the need for reversion of emergency use only, immediately after 31 December. An informative would remind tghe applicant of the need to agree and install the means of control by that time.

8 Conclusion

81. The proposal is considered acceptable and recommended for approval as a temporary permission only.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to
GRANT PERMISSION for application APP/14/00337

subject to the following conditions

From the date of the permission hereby granted until the end of 31 December 2014, construction traffic shall be routed via the western entrance and the eastern entrance may be used to access only plots 37-39 and 43 to 48. On 1st January 2015 the permission hereby granted shall expire and cease to have effect and construction traffic and vehicle movements shall thereafter accord with the details approved in respect to condition 29 of Planning Permission No. 09/72129/002 and the emergency access shall be reinstated as an emergency only access, in accordance with Planning Permission No. 09/72129/002.

Reason: To safeguard the amenities of the locality and/or occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.