



Hampshire County Council

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Enquiries to	David Murphy	My reference	6/3/13/130 (APP 185)
Direct Line	01962 846826	Your reference	13/00500
Date	25 July 2013	Email	david.murphy@hants.gov.uk

For the attention of Aaron Wright

Dear Sir

Manor Farm and Copseys Nursery – Condition 15 and 21

I refer to the above consultation and submission of details for the clearance of conditions 15 and 21 relating to the approval of internal road details and access arrangements to Glenleigh Park, Hallett Road and Fifth Avenue respectively.

Condition 15

No development thereby permitted shall commence on each phase until 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 for that phase have been submitted and approved in writing by the LPA.

The submitted details relate to the Manor Farm parcel of the permitted development which received Full Planning Permission. Comments on the internal aspects of the site were made during the consultation of the application by the Agency Engineer. I am informed by the Area Office that the developer was unable to meet the requirements for permeable paving and therefore it is intended for the site to remain private. I therefore have no further comment on with regards to condition 15 as the respective roads will not be adopted as publicly maintainable highway.

Condition 21

No development shall commence until such time as the details of the access

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

arrangements for the site access via Glenleigh Park, Hallett Road and Fifth Avenue have been submitted to and approved in writing by the LPA. No dwelling shall be occupied until such time as the access has been completed in accordance with the approved details unless otherwise agreed.

The access arrangements for Glenleigh Park, Hallett Road and Fifth Avenue involve minor works tying into to the existing carriageway of the public highway. Consequently such work will require a licence under Section 171 of the Highways Act to permit excavation of the highway. The appropriate form and details can be obtained from the web address below:

<http://www3.hants.gov.uk/roads/license-application/printable-forms.htm>

The condition also restricts occupation until the access has been completed in accordance with the approved details. It is considered that the first part of the condition should not be formally cleared until the appropriate licence has been obtained.

I trust the above is clear, however should you have any further queries please contact David Murphy on (01962) 846826.

Yours sincerely



Steve Jenkins
Team Leader – Highways Development Planning

Cc Peter Marshall – Havant Borough Council