

For the Attention of: Lesley Wells, Havant Borough Council

Site: Land west of, Hulbert Road, Havant PO9 3TB

Proposal: Reserved matters application for 100 dwellings and improved site access, landscaping, footpaths, SuDS and other associated works. Matters relating to appearance, landscaping, layout and scale to be considered. The outline application was not an environmental impact assessment application.

Application Reference: APP/25/00573

National Highways Ref: NH/25/12208

Dear Lesley,

I refer to your initial letter dated 24 July 2025, consulting us on the above reserve matters planning application and our holding response dated 8 August 2025, to which we have not yet received any response. Our holding recommendation therefore remains, as set out below:

National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such National Highways works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

In case of this development proposal, our interest is in the A3(M).

We provided formal response on to the Outline planning application ref: APP/20/00441 on 27 July 2021 and we recommended two conditions, for geotechnical matters and drainage, as per below:

1. Prior to the commencement of construction of the proposed bund, geotechnical submissions (in accordance with DMRB Standard CD622) relevant to the construction of the earth bund (as set out in principle in the drawing number SK02 included in the Noise Assessment document dated December 2020) shall be submitted to and agreed in writing by the Local Planning Authority (in consultation with and requiring certification by Highways England). Reason: To mitigate any adverse impact from the development on the A3(M). To ensure that the A3(M) continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

2. Prior to the installation of any drainage systems, full details of drainage and its location shall be submitted to and approved in writing by the local planning authority (in consultation with Highways England). The development shall thereafter be undertaken in strict accordance with the approved details prior to the first occupation of the development hereby permitted and retained in accordance with the agreed specification. No surface water shall be permitted to run off from the development hereby permitted on to the Strategic Road Network or in to any drainage system connected to the Strategic Road Network. No drainage connections from any part of the development hereby permitted may be made to any Strategic Road Network drainage systems.

The planning authority granted planning permission for the planning app. ref APP/20/00441 on 2 February 2023 subject to 35 conditions, where our recommended conditions were included as Cond. 13 (Geotechnical Submission) and Cond. 14 (Surface water drainage), which are now subject to this reserved matter application.

We reviewed information available on your planning portal in relation to this reserved matter application (ref: APP/25/00573) but there does not appear to be any information about the stability of the noise bund and acoustic fence. Also, the submitted documents do not show any cross sections through the proposed bund and fence. The applicant will need to follow the CD622 process regarding these (as per Cond. 13 wording in the Decision Notice), unless they can demonstrate that these are far enough back from the A3(M) to present no risk.

We need to have clear understanding about Geotechnical issues associated with the noise bund and the fence to be able to establish if the drainage strategy is appropriate.

In a view of this we do not recommend that Cond. 13 (Geotechnical Submission) and Cond. 14 (Surface Water drainage) are approved as part of this reserved matter application.

Regards

Mrs Beata Ginn

Assistant Spatial Planner (Area 3)

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