For the attention of: Lesley Wells, Havant Borough Council

Site: Coldharbour Farm - Phase 2, Coldharbour Farm Road, Emsworth PO 10 7XA

Proposal: Application under Section 73 for the variation of Condition 2 (approved plans list) and Condition 17 (landscaping details) relating to planning application APP/19/01226. Land West of Coldharbour Farm Road, Emsworth

Application Number: APP/25/00744

Our Reference: NH/25/13487

Dear Lesley,

Thank you for your letter dated 29 October 2025 consulting us on the above.

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 the case of this development proposal, our interest is in the A27. The site borders the A27 to the south but is not immediately near to an access point to the A27. The nearest access is the A27/A259 junction which is a 1.8 miles drive to the west of the site.

We note that this application is made under S73 for Variation of Condition 2 and Condition 17 of planning permission APP/19/01226 to regularise minor adjustments

required by the S278 Technical Approval Process. We provided formal response to the planning app ref: APP/19/01226 on 13/12/2020, recommending 4 conditions.

We have now reviewed submitted adjustments in relation to two constraints that emerged during detailed design and technical review with HCC, which identified that the approved footpath alignment directly conflicts with the headwall of an existing culvert. Of our particular interest was therefore a drainage arrangement drawing by Jubb, ref: JUBB-XX-XX_DR_C_500 Rev C9 dated 12/09/2025.

Having reviewed available documents, we are content that proposal is unlikely to have a significant impact to the safe and efficient operation of the SRN/A27 and we recommend No Objection to the variation of Cond. Condition 2 (approved plans list) and Condition 17 (landscaping details).

Regards

Mrs Beata Ginn

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