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SNPL 401338



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Dear Steve

**PLANNING APPLICATION BY BELLWAY HOMES (WESSEX) LTD
SITE AT LAND SOUTH OF BARTONS ROAD, HAVANT
FULL APPLICATION FOR CONSTRUCTION OF ACCESS ROAD
APPLICATION REF: 18/00565 – TARGET DETERMINATION DATE 27 JULY 2018**

Further to your recent discussion with my client David Nash of Bellway Homes, this letter is requesting an urgent and positive response from Havant BC towards resolution of the planning application to enable the early commencement of the construction of the access road at the above.

On 19th July, 7 weeks into the 8 week target determination period for the above planning application, the Case Officer David Eaves advised by email that:

The access is to be discussed at a Highways Liaison meeting today, however, we need to consider the implications of permitting the access as a full application separately from the outline consent and the S106 which went with it. Concerns have been raised by HCC Highways and the Development Engineer in terms of a potential stand alone consent.

This is not a straightforward matter. Do you have any thoughts on any implications for the S106 agreement terms? It is also clear that highways are concerned with regard to the potential for an access to be constructed without a reserved matters permission being in place and therefore we are likely to be exploring an appropriate planning condition or other means to prevent this scenario.

I received no further update following the Highways Liaison meeting, and can see no substantive basis for a highways objection based on the representations that are visible online. Mr Eaves is now on annual leave and this simple access application has passed its 8 weeks target date with no substantive progress seeming to have been made.

Purpose

Mr Eaves' email stated that he was concerned to prevent the access being constructed in advance of the approval of the reserved matters. However, the purpose of applying for the access in isolation is to enable progress to be made on the delivery of this initial phase of the development whilst the remainder of the reserved matters, and discharge of the conditions, make their way through the planning process. We therefore ask that you reconsider the implied objection to the proposed access being constructed in isolation.

By applying for detailed planning permission for this first section of the proposed access to this development site Bellway is seeking a pragmatic response from Havant BC to allow a start on site to be achieved during the 'window' of the good weather in this summer and early autumn season. Recent experience with the wet weather earlier in the year created significant delays and issues with mud on a number of our other sites which, together with the delayed validation of the main RMs application, has reinforced the need to apply for this 'interim' planning solution.



This application is about streamlining the timely delivery of houses and affordable homes and Bellway would look to the Council to work constructively with the Business because the proposed 175 homes are a significant component of the Council's housing trajectory. This is particularly so given the current sub 5 year Housing Supply in the Borough and the fact that this site (UE3b) is programmed to deliver 40 homes in 2019/20 according to the Council's AMR 2017.

Importantly, this application for engineering works, extending c.230m within the site from the edge of the Bartons Road, would begin the process of delivery of the wider development site but, as an interim stage, would not generate the impacts (trip generation etc.) associated with the residential use. It would also enable the groundworkers' site compound and welfare facilities to be set-up ahead of operations on the public highway and within the site.

This application for full planning permission for the access will co-exist with and overlay the outline and, once determined, the reserved matters for the main site. It would not trigger, for the interim period, the conditions or obligations of the extant outline planning permission APP/15/01435 dated 1 December 2016 or its associated S106 agreement dated 23 November 2016.

In an endeavour to progress this application and second guess the concerns of the Council and Consultees we have considered the highway and planning matters derived from the outline stage as a cross-check in the table below. Detailed working drawings (S38 drawings that include details beyond the proposed interim access application site) are now also submitted to aid consideration and swift conclusion of this application:

Planning Matters	Applicant Response
Archaeology	The site has already been assessed and recorded by CgMs and signed off by the County Archaeologist. The main site OL conditions 8 and 9 will be discharged separately. No further information should be required in association with this detailed access application.
Construction Method Statement	Condition 5 of the OLPP addresses this matter for the site as whole. (Details include: (i) site contractors vehicle parking, (ii) materials storage compound, (iii) construction traffic access, delivery turning and routing, (iv) mud (dust) suppression and (v) programme of work). As agreed with David Nash, an interim CMP is to be submitted imminently for the early operational development associated with this access application. Implementation of the CMP can be conditioned to accord with those details.
Footways, Roads and Access Details	Full details are now provided for the whole extent of the S38 adoptable highways works (i.e. more than the area of the initial highway works applied for). Further details within the site will be resolved through the RMs and discharge of conditions. To avoid pre-conditions and for clarity additional drawings are attached indicating sections, long sections, drainage, tracking and construction specifications (JNP Drawings C85850-D100-103, 105, 112 and 114).

	Implementation of the road can be conditioned to accord with those detailed drawings (in so far as they accord with the red line area of the access application).
Ecology Mitigation	An Updated Mitigation statement and Habitat Creation and Management Plan prepared by the Ecology Co-op 4th May 2018 has been submitted with the concurrent reserved matters application. This indicates the need for temporary reptile fencing to be erected along either side of the entrance route and a trapping regime followed by relocation. Fencing has taken place and trapping and translocation is nearing completion (but delayed slightly due to the good weather). Meadow grass species are to be sown in the verge areas either side of the proposed road. Implementation of the road can be conditioned to accord with those details (in so far as they accord with the red line area of the access application).
Landscape Details	Soft and hard landscape proposals were submitted with the application. Drawings BELL21747 11 Sheet 3 and BELL21747 12A Sheet 3 refer. Implementation of the hard and soft landscape details can be conditioned to accord with those drawings.
Lighting Details	Discussions are taking place between the Applicant and Highway's Authority to resolve this matter for future adoption purposes subject to agreeing lighting levels where there are differing ecological (bats) and highway (adoption) considerations. The provision of lighting to serve the residential development will be a feature of the reserved matters decision and nothing about this application would preclude the requirements of the OL and RM permissions from being implemented. The road is not going to be used by the public until at least April 2019 and interim temporary lighting will be provided to aid safe construction as required. Depending on the timing, the final lighting detail can be agreed in the approval of the RM or resolved by condition prior to the highway being used by the public and / or through the subsequent discharge of OL condition 18.
Trees	The Tree Report BELL21747tr, drawing BELL21747-03 Sheet 1 of 2 and the Method Statement Bell21747ams prepared by ACD Environmental 02.05.18 submitted with this application indicates the protective fencing details, location and tree protection measures. Implementation of the road can be conditioned to accord with those details.
Site Access Works	The detail of the immediate access to Bartons Road as approved at the OL stage (i.e. Site Access Works shown in principle at the

	OL stage on drawing 14-018-002 Rev H) is clarified further by the detailed working drawings attached (listed above) and is to be completed under either a S278 or Minor Works S111 Agreement. Implementation of the road can be conditioned to accord with those details.
SW Disposal	The proposed new northern section of the access will drain to new drains as indicated in the attached drawing C85850-D112 and will connect to the existing surface water sewer. Implementation of the road drainage can be conditioned to accord with those details (in so far as they accord with the red line area of the access application).
Travel Plan	This is triggered by occupations and is not relevant to these short term proposals. No further information should be required in association with this detailed access application.
Highway Works and Off-Site Pedestrian/Cycle Improvements	Are to be carried out in accordance with the main OLPP and subsequent RMs to Completion Certificate Standard prior to occupation and is not relevant to these short term proposals. No further information should be required in association with this detailed access application.
On Site Footpath/Cycle Route Works	This is a prior to 150th Residential occupation matter in the OL S106 and is not relevant to the short term proposals. No further information should be required in association with this detailed access application.

In respect of the matters raised in Mr Eaves' email, you can be assured that:

1. The approval of the access in isolation, independent of the reserved matters for the entirety of the development, will create no adverse highways impacts that would justify permission being withheld because, as the LHA has identified, it would in itself generate no traffic movements, and thus no risk; and,
2. The approval of the access in isolation will not circumvent any of the provisions or obligations of the conditions and the S106 connected to the outline permission because all of these are triggered by the development as a whole.

From the above it is clear that there is no need to delay the positive determination of this planning application subject only to agreeing conditional matters. Furthermore, it would go against the intent of an early start on site to load the decision with multiple pre-commencement conditions.

I would appreciate reassurance that the current access application will now be given the highest priority. To help reach a timely conclusion to this application I can agree to a formal extension of time until **31st August 2018**. That should enable the review of the above, the attached detailed drawings and draft conditions with an officer report produced in parallel.

My team and I shall be seeking weekly progress discussions with Mr Eaves on his return from leave. To facilitate that process Bellway's transport consultants JNP will liaise with Mr Marshall of the Local Highway Authority in parallel too.

I would be pleased to have sight of draft conditions as soon as practically possible to ensure no further delays beyond this reasonable extension of time.

Should you have any questions please do not hesitate to contact me.

Yours sincerely



Rob Henderson
Savills Planning

Encs	Drawings:	C85850-D100
		C85850-D101
		C85850-D102
		C85850-D103
		C85850-D105
		C85850-D112
		C85850-D114

Ecology Report