



# Hampshire County Council

Economy, Transport and Environment Department  
Elizabeth II Court West, The Castle  
Winchester, Hampshire SO23 8UD

Tel: 0300 555 1375 (General Enquiries)  
0300 555 1388 (Roads and Transport)  
0300 555 1389 (Recycling Waste & Planning)  
Textphone 0300 555 1390  
Fax 01962 847055  
[www.hants.gov.uk](http://www.hants.gov.uk)

Daphne Haywood,  
Public Service Plaza,  
Civic Centre Rd,  
Havant,  
PO9 2AX.

|              |                                 |                |                          |
|--------------|---------------------------------|----------------|--------------------------|
| Enquiries to | Holly Drury                     | My reference   | 6/3/13/78 (APP/502)      |
| Direct Line  | 01962 826996                    | Your reference | APP/15/00732             |
| Date         | 13 <sup>th</sup> September 2017 | Email          | Chris.hirst@hants.gov.uk |

**For the attention of Daphne Haywood**

Dear Sirs

**Proposal: Variation of Condition B6 of Planning Permission to change the maximum B8 floorspace from 12,356 square metres (20%) to 18,534 square metres (30%).**

Thank you for allowing us to comment on the above application. It seeks to discharge condition 28.

Condition 28 reads:

*Prior to commencement of each phase of development within the Outline Application Area 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, shall be submitted to and approved in writing by the Local Planning Authority. All roads shall be constructed to an adoptable standard and the implementation and making up of the same shall be completed in full accordance with such plans and particulars as are thus approved by the Authority and in accordance with the timetable approved as part of the phasing plan and schedule under condition A3 (iv) of this permission.*

**Reason:** To ensure that they are constructed to satisfactory standard and, where appropriate a standard which will enable them to be taken over as publicly maintained highways and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

In relation to the internal spine road this has been constructed by Portsmouth City Council under a combined Section 278/Section 38 Agreement. Whilst the detailed plans have been approved and the works inspected during construction we are unable to commence the adoption process due to outstanding snagging items and stage 3 road safety audit matters. The spine road to date therefore has not been built

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

to completion certificate standard under the terms of the combined S278/S38 agreement. We are unable to recommend discharge of this condition until a Completion Certificate has been issued.

It should be noted that the condition also appears to apply to the internal highway network of each phase and this is a matter for our Agent at Havant Borough Council to provide comment on.

Should you wish to discuss this please do not hesitate to contact Holly Drury on 01962 826996.



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Team leader – Highways Development Planning

CC. Peter Marshal – Havant Borough Council