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|              |                            |                |                          |
|--------------|----------------------------|----------------|--------------------------|
| Enquiries to | Holly Drury                | My reference   | 6/3/13/78 (APP1720)      |
| Direct Line  | 01962 826996               | Your reference | APP/15/00732             |
| Date         | 24 <sup>th</sup> July 2018 | Email          | Holly.drury@hants.gov.uk |

**For the attention of Ms R Ballam**

Dear Sirs

**Variation of Condition B6 of Planning Permission APP/12/00338 to change the maximum B8 floorspace from 12,356 square metres (20%) to 18,534 square metres (30%) (Approved 01/10/2015). Request to partially Discharge Condition No. B9 (03/08/2017). Request to partially discharge condition B9 (03.04.18). Request to Discharge Conditions A3, A4, A10, A11, A12, A13, A14, A17, A18 and B10.**

Thank you for allowing us to comment on the above application. The Highway Authority have been consulted with regards to condition A3.

Condition A3 relates to the Phasing Plans & Schedule and reads:

*Prior to the commencement of any development hereby approved a phasing plan and schedule shall be submitted to and approved in writing by the Local Planning Authority to show how the full development of the site is to be carried out in numbered phases, and this plan and schedule shall be updated as phases are subsequently divided, subdivided or amalgamated and each updated version shall be submitted to and approved in writing by the Local Planning Authority. The phasing plan and schedule and any updated version shall include all of the following information:*

- 1. The location of each phase;*
- 2. The quantum of the development of each phase (size of the site or floorspace of buildings)*
- 3. Any elements of Sustainable Drainage (SUDS) to be provided within each phase and how these will connect to other drainage downstream or upstream of each phase with a timetable for the provision of drainage relative to each phase*
- 4. The provision of access to each phase, including any phased provision of the Access Link Road, the bridge over the Hermitage Stream, bus gate (including vehicle turning space), bus stops and shelters, paths and cyclepaths and*

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

*other new access roads, with a timetable for the connection of the Access Link Road to Woolston Road and for the provision of access roads relative to each phase.*

- 5. A timetable for the provision of ecological mitigation and provision of new habitat relative to each phase.*
- 6. A timetable for the provision of a Habitat Creation Area*
- 7. A timetable for the provision and completion of open space and landscaped areas, including publically accessible open space relative to each phase.*

*Development shall only be carried out in accordance with the approved phasing plan, schedule and timetable or any approved updated version unless otherwise approved in writing by the Local Planning Authority.*

*REASON: To ensure a co-ordinated and comprehensive form of development in which interdependent elements of the overall development are planned for and timetabled. It also allows flexibility by means of updating of these plans and timetabling as detailed plans for the site emerge. This is important to delivering a high quality and properly planning form of development having due regard to policy CS18 of the Havant Borough Council Local Plan (Core Strategy) and the National Planning Policy Framework 2012.*

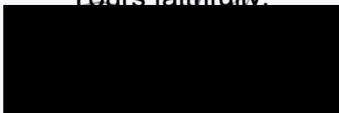
The internal spine road has been constructed including all planning approved access points. Any additional access points would be subject to a revised planning application and further s278 requirements.

The phasing plan provided does not provide any highway details as set out within the condition and I am therefore unable to comment on the suitability of proposals relating to adoption of the road and opening up of the bus gate.

It should be noted that the condition also appears to apply to the internal highway network with regards to SUDs and access for 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.

Yours faithfully,



*PC* Ben Clifton  
Team leader – Highways Development Planning

CC. Peter Marshal – Havant Borough Council