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HAVANT BOROUGH COUNCIL

PLANNING COMMITTEE 6 APRIL 2023

Update Report re: APP/19/01226 – Land west of Coldharbour Farm Road, Emsworth - 6 April 2023

Full application for the construction of 44 dwellings with access, open space, landscaping and associated work and diversion of footpath No. 71 to the west

Question from Councillor

Has staggered railings been considered on each side of the path as you approach the road which will cross the path?

Highway Authority's response

The Highway Authority (HA) are willing to accept the principle of providing railings along the alignment of the diverted Footpath together with road signage, which can be explored further through the Section 278 design check process.

The HA has also confirmed that the construction of the crossing and other highway works, would be required prior to occupation of the development through the associated Section 106 agreement.

Report Updates

6 Community Involvement

Since publishing the Committee agenda, 2 additional representations have been received in respect of the application, with the following points raised in addition to those summarised in the report:

Land should be for wildlife

Dentist cannot cope

Site boggy - path & under path constantly flood

Total number of representations received is 9.

Paragraph 7.17

Third sentence should now read:

“As to housing in the Borough, there is a recognised need given that the Council’s current housing supply figure stands at only **1.81** years.”

Paragraph 7.49

Add at end of first sentence

“... and that a highway agreement is entered into for the site access works”.

Add to the end of the final sentence

“...together with a highway agreement for the site access works.”

Paragraph 7.83

Add new Head of Terms:

10. Phasing of the development

Recommendation

Additional Conditions (existing conditions to be renumbered accordingly)

No development shall commence until details of the proposed site levels, materials, drainage design, landscaping and street lighting have been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure that the internal site layout is designed and implemented in a satisfactory manner having due regard to Policies CS16 and DM 12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Prior to occupation details of those plots to have Photovoltaic Panels installed in the roofs shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details prior to the occupation of the properties to have the Photovoltaic Panels installed.

Reason In the interests of energy efficiency and having due regard to Policy CS14 of the Havant Borough Local Plan (Core Strategy)2011 and the National Planning Policy Framework.