

Havant Borough Council
Civic Offices
Civic Centre Road
Havant
PO9 2AX

Hampshire 2050
The Castle
Winchester, Hampshire SO23 8UL
Telephone 0300 555 1375
Fax 01962 847055
www.hants.gov.uk

Enquiries to	Rhiannon Cave	My reference	055785
Direct Line	N/A	Your reference	APP/25/00005
Date	27 February 2025	Email	havantdc@hants.gov.uk

For attention of Ms Fox

Dear Madam

Re: APP/25/00005 At 28 Lower Road, Havant, PO9 3LJ

Two storey side extension.

Thank you for your consultation on the above planning application. The Highway Authority wish to make the following comments.

Further to our previous response, an amended design of the proposed access and parking for 28 Lower Road has been submitted for review.

Proposed design

The new design relocates the parking and access further west along the southern boundary of the verge abutting Lower Road - an unclassified adopted metalled road, with a posted speed limit of 30mph. The new access is now approximately 6m from the junction with Lodge Road, as measured from the radii.

The new design does not account for the fact that the Extent of Highway boundary continues along the verge after the footpath ends, a strip of approximately 2.6m in width. This locates the proposed parking area within the Highway boundary and is therefore not acceptable.

Visibility splays

It is necessary to demonstrate that the required visibility can be achieved. Visibility splays should be calculated as per Hampshire County Council's Technical Guidance Note 3: Stopping Sight Distances and Visibility Splays, which can be found at the following address:

<https://www.hants.gov.uk/transport/developers/technical-guidance>. The requirement here being 2m x 43m based on the posted speed limit.

Drainage

Any design going forward must include drainage that will prevent water from within the curtilage of the property draining onto the public highway.

Additional Information

Whilst HCC Highways Development Planning would have no objection in principle to a verge crossing, the developer should be made aware that subject to any planning permission that may be granted by the Local Planning Authority, a subsequent permission will need to be granted by HCC as Highways Authority to undertake the dropped kerb works on the highway.

Details of this procedure can be found via the following link:

<https://www.hants.gov.uk/transport/parking/droppedkerbs>

With regard to any further design going forward, the developer should note the requirements set out in the 'dropped kerb checklist', as within the link above.

Summary

The current design is not acceptable, due to the proposed parking being within Highway boundary. Any further resubmission should relocate the parking area to within the curtilage of 28 Lower Road. It should also demonstrate that the required visibility splays can be achieved, and that they can be kept clear. Drainage should also be included in any redesign to prevent water from the land of 28 Lower Road from draining onto the public highway to the detriment of highway safety.

Recommendation

Having regard to the above comments, the Highway Authority would therefore recommend a **holding objection**, subject to any further submissions regarding the above matters.

Yours faithfully,

Rhiannon Cave

Assistant Transport Planner - Highway Development Planning
Hampshire 2050