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Enquiries To Ken Dudley

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Date 26 September 2024

My reference 054480

Your reference APP/24/00315

Email havantdc@hants.gov.uk

Dear Ms Miszewska,

115 Elm Grove, Hayling Island, PO11 9ED

Conversion of existing business premises, two bedroom flat and garage block into 7No. one bedroom flats with associated parking.

I refer to the consultation relating to the further submissions regarding the above application and would make the following comments.

The applicants have provided information relating to the existing business operation providing a week of data indicating the vehicle movements associated with the operation of the existing business. It is accepted that the provided data indicates that the site generates more vehicle movements to/from the highway than those associated with 7 one bedroom flats. On that basis the Highway Authority are satisfied that the objection relating to the requirement for the closure of the right hand access to the site can not be sustained.

However, if planning permission is granted there will be a requirement for the length of the existing dropped kerb to Elm Grove to be reduced to just provide access to serve the proposed rear parking area. The reinstatement of a full face kerb and footway levels across the frontage of the site will be a requirement for a further approval from the Highway Authority with a Minor Works Section 278 Agreement to be concluded to agree and implement those works. Details of the S278 process can be found via the following link:

<https://www.hants.gov.uk/transport/developers/constructionstandards>

Having regard to the above comments the Highway Authority would recommend approval subject to the requirement for a Section 278 Agreement and the following

Deputy Chief Executive and Director of Hampshire 2050
Gary Westbrook

condition -

CLOSURE OF EXISTING ACCESS PROVISION

Before use of the development is commenced the existing access from the site shall be permanently stopped up, other than the required access to serve the development and effectively closed with the the kerb line and footway reinstated, in accordance with details which have been submitted to and approved by the Planning Authority.

Reason - In the interests of highway safety.

Yours sincerely,

Ken Dudley
Consultant Transport Planner