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Date 4 August 2023

My reference 050359
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Dear Madam,

Furniss Business Centre, Furniss Way, Hayling Island

Extension of existing business centre to provide 3 additional units of 103sqm each (309sqm in total) plus amended parking layout and cycle parking.

Thank you for consulting the Highway Authority on the above planning application.

To address the highway implications of the proposed development, the applicant has submitted a Transport Statement (TS). Following a review of this document, the Highway Authority wish to make the following comments.

Planning History

The proposed site has been subject to two previous planning applications, both of which received planning permission. Whilst the wider residential/employment development was built out, the land subject to the latest planning application was not constructed.

Whilst the site has therefore previously been assessed and considered suitable from a highways perspective, the applicant's TS provides an updated assessment for consideration. This response covers matters which may have changed since the previous permission was granted.

Personal Injury Accident Data

Personal Injury Accident (PIA) data has been gathered from Crashmap between 2017-2021, noting two accidents during the study period on Station Road.

The Highway Authority notes that the data is two years out of date and Crashmap is not

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an accepted source of accident data. However, the Highway Authority has checked the most up-to-date accident data for the area and is satisfied that there are no nearby accident clusters which may be exacerbated by the proposed development.

Proposed Development

The proposed development totals 309sqm, split between three units use Class E(g).

Access to the site is provided via the existing two bellmouth junctions on Furniss Way. This arrangement will not be altered as part of the latest development. Tracking has been undertaken in drawing number 020.0788.001 Rev A for a number of vehicles, which demonstrates that there is sufficient space to enter and egress the site via the in/out arrangement.

Car Parking

The proposed development is supported by 10 car parking spaces which is above the 7 spaces required by Havant Borough Council's adopted parking standards. It is noted that some of the existing parking bays are being relocated to accommodate the new building but as the overall quantum remains the same, the Highway Authority are satisfied with this arrangement.

Tracking has been undertaken in drawing number 020.0788.002 Rev A for a box van passing the parking bays before manoeuvring into one of the loading bays. The Highway Authority notes that the manoeuvre is tight, particularly if a car is parked incorrectly in the bay and subsequently overhangs towards the carriageway. Consideration should be given towards moving the bays further north to provide additional width for turning vehicles.

In their capacity as local parking authority, Havant Borough Council should confirm whether they are satisfied with the quantum of parking proposed in support of the new industrial units.

Trip Generation

A revised TRICS assessment has been undertaken to forecast trip generation from the proposed industrial units. Whilst it is noted that there is a lack of sites used within the TRICS assessment, the AM and PM peak hour trip rate is similar to that agreed through the previous application, resulting in peak hour trips of 4 and 3 respectively (two-way).

As a result, the Highway Authority are satisfied that the proposed development will not result in an adverse impact on the local highway network.

Recommendation

Following a review of the TS, the Highway Authority are satisfied that the proposed development will not result in a detrimental impact on the local highway network.

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The Highway Authority therefore recommends no objection to the proposed development, subject to the following condition:

CONSTRUCTION METHOD STATEMENT REQUIRED

No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme of and phasing of demolition (if any) and construction work;
- (b) The provision of long term facilities for contractor parking;
- (c) The arrangements for deliveries associated with all construction works;
- (d) Methods and phasing of construction works;
- (e) Access and egress for plant and machinery;
- (f) Protection of pedestrian routes during construction;
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason - In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

Yours sincerely,

Chris Hirst

Director of Hampshire 2050
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