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Date 15 November 2023

My reference 051441

Your reference APP/23/00584

Email havantdc@hants.gov.uk

Dear Ms Richardson,

Land E of Manor Farm Close, Havant

Construction of of maintenance access off Manor Farm Close and amendments to existing drainage basins.

Thank you for the further consultation on the above application. The Highway Authority previously responded on the 31 August 2023 setting out concerns over the need, design and scale of the proposed access. It is noted that this has not been published on the planning portal to date and it is requested that this is made available.

Additional information has been submitted in the form of the following revised drawings:

- 4527-MJA-SW-XX-DR-C-700 Rev P5 Road Layout and setting out details
- 4527-MJA-SW-XX-DR-C-701 Rev P3 Road extension sections and details

The revised layout seeks the connection to be of a similar form to that of the existing access from Manor Farm Close further south. This will serve primarily as amended pedestrian and cycle access to the public open space but have the ability to provide vehicle access to the land for the benefit of agricultural vehicles by removal of the proposed bollards.

The proposals however still impact the SUDs features and therefore require consideration by the Lead Local Flood Authority on the suitability of the proposals. In addition, other points of concern have not been addressed including how the amended link connects for pedestrians and cyclists to Fifth Avenue infrastructure as there is currently no dropped kerb access provision to the footway. The field gate provision and details are also not shown, this should open inwards to the farmland so as not to

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obstruct users of the open space. A stage 1 road safety audit should also be provided on the revised design as the changes are introducing a new vehicle access point and interaction between vehicles and vulnerable road users. Tracking of the revised access has also not been provided and should be included.

Visibility splays should be shown and it is noted that the hedge would need to be maintained below 1.05m to ensure appropriate visibility is maintained in perpetuity. Visibility splays should also be shown to the field gate to pedestrians and cyclists using the north/south path. The Highway Authority are not averse to the existing post and wire fence siting within these splays however an alternative boundary treatment should not obstruct these visibility requirements and be less than 1m in height.

Notwithstanding the above the evidence for the need for the new access point remains unclear given an existing access point is provided to the land further south, the Planning Authority should be satisfied that this matter is addressed and the need for further vehicular access to this land is necessary. Should the access be approved, a condition will be required to limit its use by vehicular traffic for agricultural vehicles only to the benefit of servicing the adjoining farmland which should be clearly identified within the application documents. Should the land change its use the Highway Authority do not consider that the granting of this permission (should the application be approved) sets any precedent for the suitability of a vehicle access to serve an alternative land use.

Recommendation

Additional information is required before the Highway Authority can be satisfied that the proposals are safe and suitable for all road users. If the applicant wishes to discuss any of the comments raised they are welcome to contact me.

Yours sincerely,

Holly Drury
Principal Transport Planner - Highways Development Planning
Hampshire 2050

Director of Hampshire 2050
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