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Date 31 August 2023

My reference 050712

Your reference APP/22/01072

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Dear Ms Wells,

81C London Road, Waterloooville, PO7 7EL

Demolition of existing building for the construction of 13No. flats with two Class E (Commercial, Business and Service) units on ground floor with bin and cycle store

Thank you for your reconsultation on the above planning application. In response to the Highway Authorities previous formal response dated 21 July 2023, the applicant has submitted a revised Design and Access Statement and drawings which the Highway Authority have reviewed and have the following comments to make.

Visibility

The applicant has confirmed that hedging partially obstructs the left hand splay which will be maintained to ensure that this does not obstruct past the 0.6m height restriction. To the right, the splay is partially obstructed by an existing substation which was previously deemed acceptable by the Highway Authority under the extent scheme (planning reference APP/16/00963). In this instance, the Highway Authority are satisfied that due to the low flow nature of the access point, the slightly obstructed visibility to the right will not lead to a highway safety issue. Considering the above, no further visibility splays and tracking are required to support this access arrangement.

Refuse/Servicing

The applicant has confirmed that the drag and carry distances for refuse accord with the requirements as laid out within Manual for Streets. Additionally, refuse arrangements for the retail units are to be inline with the refuse arrangements for the residential units. The Eurobin has been replaced with regular size 'wheelie' bins to allow for manoeuvring within the 0.9m spacing and for refuse collection to be undertaken as

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proposed. This is noted.

The applicant has also confirmed that the fire tender is able to access the retail units and dwellings in accordance with Manual for Streets guidance with access to be via Swiss Road to the rear and London Road at the front.

In response to the Highway Authorities previous comments, bollards are proposed to the rear of parking spaces as shown within drawing KAD-10-A-PP Rev C and hatching has been provided for the 1.92m X 4.8m area to ensure that vehicles do not obstruct the movement of bins from the bin store to the bin collection point. This is agreed to be appropriate mitigation.

Parking

The applicant has confirmed that 5 cycle parking spaces are to be provided for the larger retail unit within the rear courtyard. No cycle parking spaces are provided for the smaller retail unit. Havant Borough Council as the Local Parking Authority should confirm whether this cycle parking quantum is acceptable. The Highway Authority will be satisfied subject to written confirmation from Havant Borough Council that this provision is agreed and should be reconsulted for further comment should the LPA have any concerns with the cycle parking quantum.

Site Access Mitigation

The 2.5m height clearance for the flats has been reinstated on drawing KAD-10-A-PP Rev C. A commitment has also been provided within the Design and Access Statement regarding the provision of warning signage to indicate the height of the underneath passage to be located on the rear elevation. This is agreed.

Having regard to the above, the Highway Authority provides no objections to this planning application subject to the following conditions:

ACCESS CONSTRUCTION PROVISION

No development shall start on site until the access, including the footway and/or verge crossing shall be constructed and lines of sight provided in accordance with the approved plans. The lines of sight splays shown on the approved plans shall be subsequently maintained so thereafter.

Reason - To provide satisfactory access and in the interests of highway safety.

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;

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- (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,

Sophie Osborne
Transport Planner - Highways Development Planning
Hampshire 2050

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