

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

Hampshire 2050
The Castle
Winchester, Hampshire SO23 8UD

Telephone: 0300 555 1375
Fax: 01962 847055

www.hants.gov.uk

Enquiries To Sophie Osborne

Direct Line 0370 779 5232

Date 31 May 2023

My reference 049768

Your reference APP/22/00829

Email havantdc@hants.gov.uk

Dear Ms Wells,

Former Dairy Crest Depot, Dunsbury Way, Havant

Application for Approval of Reserved Matters (Appearance, Layout, Landscaping and Scale) pursuant to Outline Planning Permission ref. APP/18/01109, for the erection of 74 dwellings, together with communal amenity space, drainage, parking and associated infrastructure, landscape, ancillary and site preparation works, with access off Fulflood Road

Thank you for your reconsultation on the above reserved matters planning application. Reference to what was requested in the Highway Authorities previous response dated 4th April 2023, and any outstanding matters will be addressed within this response. In response to the Highway Authorities formal response, the following revised drawings have been submitted for consideration:

- Drawing 056.0049-0001 Rev 4 Visibility splays and access design;
- Drawing 056.0049.0003 Rev 3 Fire Tender and Car Swept Path Analysis;
- Drawing 056.0049-0004 Rev 2 Fire Tender internal tracking;
- Drawing 056.0049-0005 Rev 2 Delivery Vehicle and Car Swept Path Analysis;
- Drawing 056.0049-0006 Rev 2 Panttechnicon Swept Path Analysis; and
- Drawing 22.003.002 Rev N Site Plan

The Highway Authority have reviewed the submitted information and have the following comments to make.

Virtual Footways

Virtual footways have now been widened to 1.5m as shown within drawing 22.003.002 Rev N. This is agreed.

Director of Hampshire 2050
Gary Westbrook

Highway Boundary

The highway boundary has now been provided on drawing 056.0049-0001 Rev 4 confirming that visibility splays either fall within the highway or under the jurisdiction of the applicant. The back of the visibility splay under the jurisdiction of the applicant should be dedicated as highway through the S278 legal agreement required for the site access works.

Tracking

All tracking has been undertaken at 10mph which is agreed to be an appropriate speed.

Car and Delivery Vehicle:

Tracking for a car past a delivery vehicle at the site access has been shown within drawing 056.0049.0005 Rev2. Whilst the tracking shown is tight it is agreed that it is achievable.

Fire Tender:

As previously requested, tracking has been provided for a fire tender as shown within drawing 056.0049.0004 Rev2. It is agreed that the fire tender is able to access the dry risers in an appropriate manner.

Pantechicon:

Tracking for a Pantechicon entering the site and navigating the internal network has been shown within drawing 056.0049-0006 Rev2. Whilst the tracking shown is tight, it is agreed that this vehicle is able to manoeuvre within the site appropriately to egress in forward gear. It is agreed that this overcomes audit problem 3.3.1 which was noted within the Highway Authorities previous response.

Having regard to the above, the Highway Authority are satisfied that all previous concerns have been addressed and provide no objections to this planning application subject to the following conditions:

- No part of the development shall commence until such time as the details of the highway works along Fulflood Road as shown in principle in drawing 22.003.02 Rev N and drawing 056.0049-0001 Rev 4 has been approved by the Highway Authority
Reason - In the interest of Highway Safety
- Prior to occupation the highway works along Fulflood Road as shown in principle in drawing 22.003.02 Rev N and drawing 056.0049-001 Rev 4 to be completed to the satisfaction of the Highway Authority
Reason - In the interest of Highway Safety
- The approved line of site splay as shown within drawing 056.0049-001 Rev 4 shall be kept free of any obstruction exceeding 0.6m in height above the adjacent

Director of Hampshire 2050
Gary Westbrook

carriageway and shall be subsequently maintained so thereafter.

Reason - In the interest of Highway Safety

- 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.

- Prior to commencement to submit the drainage strategy to the Planning Authority for approval in consultation with the Highway Authority, and for the drainage strategy to be implemented in accordance with the approved plans

Reason - In the interest of Highway Safety

- Prior to commencement to submit the final ground levels plan to the Planning Authority for approval in consultation with the Highway Authority and for the levels to be implemented in accordance with the approved plans

Reason - In the interest of Highway Safety

- Prior to commencement to submit the final street lighting strategy to the Planning Authority for approval in consultation with the Highway Authority and for the street lighting strategy to be implemented in accordance with the approved plans

Reason - In the interest of Highway Safety

I trust that the above is clear but please do not hesitate to contact Sophie Osborne on the above number/email should you require any further information.

Yours sincerely,

Sophie Osborne
Transport Planner - Highways Development Planning
Hampshire 2050

Director of Hampshire 2050
Gary Westbrook