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Date	14 th June 2023	Email	Chris.Hirst@hants.gov.uk

For the attention of Lesley Wells

Dear Madam,

Demolition of existing structures and erection of replacement kiosk store including integrated drive thru and associated development. | Hayling Island Service Station, 181-183 Havant Road, Hayling Island, PO11 0LG

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

The proposed development consists of the demolishment of existing structures and replacement with a new kiosk and drive thru, although the occupier of this facility has not been mentioned or confirmed within the planning documents. It is noted within the Planning and Retail Statement that a Transport Statement has been prepared and submitted; however, this document does not appear to have been uploaded onto the planning portal. The Highway Authority require sight of this document to understand the highway implications of the proposed development.

Notwithstanding the absence of the Transport Statement, the Highway Authority have provisional comments to make based on the plans provided. The tracking undertaken within drawing number 221034-105 shows an artic tracking through the drive thru, stopping before it reaches the internal site layout. The tracking does not extend to show that the artic can egress the drive thru and the site onto Havant Road; however, based on the current layout, it is highly unlikely that the vehicle will be able to turn left to exit the drive thru before turning left again onto Havant Road. It is also considered that vehicles servicing the site will be approaching from the north, turning right into the development, rather than undertaking the left turn manoeuvre shown within the tracking. In the absence of tracking demonstrating that these

Director of Hampshire 2050
Gary Westbrook

manoeuvres can be undertaken, the applicant should confirm how the site will be safely and suitably serviced.

In the absence of the Transport Statement, it is unclear what level of additional traffic movements will be generated through the new drive thru facility. However, the Highway Authority are concerned that the additional right turning movements into the site will increase the 'friction' experienced along the A3023 which increases delays on the network. There is insufficient space for vehicles to pass a stationary vehicle waiting to turn right into the site, which will cause additional queueing. When northbound traffic flow is particularly heavy, right turners will become more reliant on approaching drivers giving way to allow them to enter the garage. The applicant will need to demonstrate how these additional right turning movements can be suitably offset to ensure that the development will not result in additional delays on the local highway network, particularly when considering the sensitivities of the A3023.

Consideration will also need to be given towards formalising an in/out arrangement between the two site accesses. The current layout allows drivers to enter and exit the site via both accesses, which is likely to increase the risk of internal conflicts when considering the increase in vehicle movements and implementation of the drive thru. Further consideration will therefore need to be given to the access strategy to ensure that these conflicts are suitably managed.

The site is located to the east of the Hayling Billy Trail which provides a north-south route along Hayling Island for both pedestrians and cyclists. Based on the extent of the red line plan supporting the planning application, it appears that there is scope for the applicant to implement a link which provides additional connectivity towards the Billy Trail. To provide permeable development and include an additional pedestrian and cycle access to the site, the applicant should investigate whether there is scope to provide a connection to the west to integrate with the Billy Trail.

Recommendation

The Highway Authority require additional information, including sight of the Transport Statement, before a recommendation can be made on the proposed development.

Yours Sincerely,

Chris Hirst.