

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 22 May 2023

My reference 049680

Your reference APP/22/01054

Email havantdc@hants.gov.uk

Dear Ms Wells,

Land adjacent to Bunting Gardens, Waterloooville, PO8 9UP

Construction of 3No. 4 bedroom dwellings with associated parking and landscape works

Thank you for your re-consultation on the above full planning application. Reference to what was requested in the Highway Authorities previous response dated 20th January 2023, and any outstanding matters will be addressed within this response.

In response to the Highway Authorities formal response, and direct discussions with the applicant, response to highway comments, Stage One Road Safety Audit and the following revised drawings have been submitted for consideration by the Highway Authority:

- Drawing 2637/2000/P2 – Stopping Up Plan;
- Drawing 2637/2001/P2 – Parking and Footpaths Setting Out and Levels;
- Drawing 2637/2010/P1 – Parking Court sections;
- Drawing 2637/2011/P1 – Vehicle Tracking, space 16;
- Drawing 2673/5100/P2 – Landscape Masterplan and Materials Plan;
- Drawing 2637/5302/P2 – Sections and details through highways and footpaths; and
- Drawing 2637/ES/E702 – Proposed Street Lighting Layout

Director of Hampshire 2050
Gary Westbrook

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

Site Ownership

The applicant has confirmed that they are the subsoil title holder.

Stopping Up

As requested previously, a detailed plan has been submitted showing the extent of the stopping up as shown within drawing 267/2000/P2. The land is to be stopped up through a S247 agreement. The applicant is reminded that this process is time consuming and not guaranteed that it will be successful.

Access for Road Users with Reduced Mobility

As requested within the Highway Authorities previous response, further consideration has been given to users with reduced mobility. Drawing 2637/2001/P2 and 2637/5302/P2 shows a proposed dropped kerb with corduroy paving. This is agreed. These works will be undertaken as part of a S278 agreement with the Highway Authority and will be secured through an appropriate planning condition.

Proposed Footway

It has been confirmed footway is to have a width of 2.0m and have a flush tie in with the existing footpath to the north. Additionally, the footway adjacent to parking space 11 is to be retained at 2.3m as shown within drawing 2637/2001/P2. This is agreed. The applicant is reminded that these works must be undertaken via a S278 agreement with the Highway Authority. Should any part of the realigned footway fall outside of the adopted highway, a deed of highway agreement will be required, or it should be secured as part of a S38 agreement.

Parking Provision

Drawing 2637/2001/P2 shows the setting out and levels for the proposed parking spaces, with drawing 2637/2010/P1 showing the proposed sections. It is agreed that a retaining wall is not required.

Parking spaces 1-14 are to fall within the highway and thus should be constructed to adoptable standards. Construction will be undertaken as part of a S278 agreement with the Highway Authority.

The heavy duty hi-vis rubber parking buffer is acceptable for parking spaces 15 and 16 as these are to remain unadopted; these would not be agreeable on parking spaces within the highway. Following concerns that manoeuvring into and out of parking space 16 may be tight due to a constrained turning space, additional width has been provided and is supported by tracking as shown within drawing 2637/2011/P1. It is agreed that the cars are able to manoeuvre appropriately.

Stage One Road Safety Audit (RSA1)

As requested previously, the applicant has undertaken a Stage One Road Safety Audit

Director of Hampshire 2050
Gary Westbrook

(RSA1). It is noted that the RSA1 has picked up no safety issues with the development proposals at this stage.

Materials

The materials plan for the development area is shown within drawing 2637-5100-P2. Final details regarding the materials will be secured through an appropriate planning condition to be agreed prior to commencement. The applicant is reminded that any materials that fall within adoptable areas should comply with Hampshire County Council Technical Guidance TG5 and TG6.

Arboriculture

Following the Highway Authorities previous response, the applicant has confirmed that root protection barriers will be provided for new trees to minimise any impact on the existing and proposed footpaths. The applicant is reminded that any proposed planting in adoptable areas should be in accordance with HCC TG15.

Drainage

The applicant has confirmed that all drainage, exception the new parking bays are to connect with the existing Southern Water sewer network.

The foul pumping chamber to serve the 3 dwellings falls within the area being stopped up, with the applicant responsible for ownership, servicing and repairs. The foul pipes connecting to the pumping chamber do however still fall under the highway, and therefore a S50 notice will be required for any maintenance to the pipes to be undertaken in perpetuity. Further information can be found at the following links: [Apply for a licence to dig up the road | Hampshire County Council \(hants.gov.uk\)](https://www.hants.gov.uk/apply-for-a-licence-to-dig-up-the-road) and [Apply for a licence to place and retain apparatus in the highway | Hampshire County Council \(hants.gov.uk\)](https://www.hants.gov.uk/apply-for-a-licence-to-place-and-retain-apparatus-in-the-highway).

Whilst the storm water pumping chamber and pipes could be installed under a S278 agreement, the same comments regarding the maintenance of these in perpetuity stand here, and a S50 notice will be required.

The existing highway gully adjacent to space 11 serves circa 223m² with proposed adoptable parking spaces 1-14 providing an additional 147m² of surface water. Thus, an additional gully is proposed adjacent to the existing gully to accommodate this additional surface water. This is agreeable in principle. The applicant should be made aware that additional gullies may be required at the S278 detailed design stage following submission of drainage calculations.

Final details regarding the drainage strategy will be secured through an appropriate planning condition to be agreed prior to commencement.

Street Lighting

Drawing 2637/ES/E702 shows the proposed street lighting layout. Details regarding the street lighting will be secured through an appropriate planning condition to be agreed

Director of Hampshire 2050
Gary Westbrook

prior to commencement. Any street lighting which falls within adoptable areas must meet adoptable standards and comply with HCC TG13.

Construction Details

The applicant is reminded that an appropriate license will be required to undertake works on the highway to access the proposed dwellings.

Recommendations

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

- No part of the development shall commence until such time as the details of the off-site highway works at Bunting Gardens as shown in principle in drawing 2637/2001/P2 and 2637/5302/P2 has been approved by the Planning Authority in consultation with the Highway Authority

Reason – In the interest of Highway Safety

- Prior to occupation the off-site highway works at Bunting Gardens as shown in principle in drawing 2637/2001/P2 and 2637/5302/P2 to be completed to the satisfaction of the Planning Authority in consultation with the Highway Authority

Reason – In the interest of Highway Safety

- No development shall start on site, except for the off-site highway works, until a successful S247 process has been undertaken to extinguish the highway rights for development works as shown indicatively within drawing 2637/2000/P2

Reason – To comply with the requirements of Section 130 (1) of the Highways Act 1980 (as amended)

- 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

Director of Hampshire 2050
Gary Westbrook

- h) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process.

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 and in the interest of Highway Safety

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

Reason – In the interest of Highway Safety

- Prior to commencement to submit the drainage strategy to the Planning Authority in consultation with the Highway Authority and for the drainage 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 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 material details to the Planning Authority in consultation with the Highway Authority and for the materials 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