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Date 24 February 2023

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FAO Denise Sheath

Dear Ms Sheath,

1 Rose in June Place, Mengham Avenue, Hayling Island, PO11 9JB

Detached garage to rear of property and dropped kerb to allow access (part retrospective)

Thank you for the consultation on the above application. The Highway Authority note the retrospective application for permission of a dropped kerb onto Selsmore Road in order to facilitate access to the proposed garage.

The proposed access location lands within the servicing layby provided on Selsmore Road. This layby provision was implemented and conditioned for use for means of servicing the Co-op store for reasons of highway safety through application APP/13/00519. Condition 3 is relevant in the consideration of the requested access provision and it reads:

The development hereby approved shall not be brought into use until the improvements to the crossing point associated with the present central refuge and the installation of the layby on Selsmore Road have been implemented in accordance with the indicative details included within the Transport Statement ref 028.0025/TS/6.

Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012

Director of Hampshire 2050
Gary Westbrook

The application and relevant Highway Authority responses are clear on the need for the layby in order to prevent blocking of the carriageway and safe and efficient operation for service vehicles accessing the Co-op site. This is stated within paragraph 4.5 of the support Transport Statement.

Selsmore Road is forms part of the classified road network and is classed as a C class road and therefore any new points of access require planning permission.

The proposed provision of the access lands within the servicing layby described above. It is considered that the provision of a private access point within this layby would fetter the ability of the layby to be used for its intended purposes and undermine the safe operation of the highway.

Recommendation

The Highway Authority therefore object to the proposed access provision on the grounds of highway safety and therefore recommend the application is refused.

Yours sincerely,

Holly Drury
Principle Transport Planner - Highways Development Planning
Hampshire 2050

Director of Hampshire 2050
Gary Westbrook