

Ms L Wells
Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX
27 April 2023

**Housing Neighbourhood
and Building Services**

Portsmouth City Council
Civic Offices
Guildhall Square
Portsmouth
PO12AL

Phone: 02392841251

Our Ref: 2637/03

Your Ref: APP/22/01054

Dear Ms Wells,

Re: Land adjacent to Bunting Gardens, Waterloo, PO8 9UP

Further to your email dated 24th January, we have been liaising directly with the Highway Authority at Hampshire County Council to ensure that we address all the points raised in their letter dated 20th January to their satisfaction. This process has taken longer than anticipated, but we are now able to confirm the following points in response to the items that the Highway Authority have raised.

1) Site Ownership.

We can confirm that Portsmouth City Council are the subsoil title holder for the entire site of the application.

2) Extent of Stopping Up

Please refer to drawing no. 2637/2000/P2 which shows the extent of the highway which we intend to apply to be stopped up through a Section 247 application.

3) Access for Road Users with Reduced Mobility

Our proposals have been revised to include a dropped kerb and corduroy paving at the end of Bunting Gardens directly south of the proposed houses. Please refer to attached drawings no.s 2637-5100-P2 and 2637-5302-P2.

4) Dimensions of Proposed Footway

Please refer to drawing no. 2637/2001/P2 which shows that the realigned footway is to be 2m wide. We can confirm that the new footway is to have a flush (flat face) tie in against the existing footpath without steps.

5) Parking Spaces

Please refer to drawing no. 2637/2001/P2 which shows the setting out and levels of the proposed parking spaces. Please also refer to drawing no. 2637/2010/P1 which shows the proposed sections through the parking spaces and demonstrates that no retaining walls will be required.

We can confirm that proposed parking spaces 1 - 14 will be constructed on the highway to adoptable standards, and that a Section 278 agreement will therefore be required.

Proposed parking spaces 15 & 16 are an extension to the existing unadopted parking court and will be constructed on land where the highway is to be stopped up. The access to parking spaces 15 & 16 has been enlarged to allow adequate turning space. Please refer to drawing no. 2637/2011/P1.

6) Stage 1 Road Safety Audit

Please find attached a Stage 1 RSA provided by the Road User Audit Team at Hampshire County Council. The report states that no issues have been raised at this stage.

7) Materials Plan

Please refer to drawing no. 2637-5100-P2.

8) Arboriculture

We can confirm that root protection barriers will be provided to all new trees which are to be planted close to new and existing footpaths.

9) Drainage

We can confirm that all drainage, with the exception of the new parking bays has been designed to connect to the Southern Water sewer network.

The proposed foul pumping chamber just serves the 3 proposed houses and will therefore remain under the ownership of Portsmouth City Council. All servicing and repairs of the pumping chamber will remain the responsibility of Portsmouth City Council.

The proposed surface water attenuation tank is a private drainage element so not related to highways, access points will be dependent on what product is specified/installed, this is not a large tank so at present is designed so that it can be flushed through from the upstream manhole to the downstream manhole. A filter manhole will be located prior to the discharge into the tank to prevent debris entering it.

New parking spaces 1 - 14 are to be adopted and the surface water from these will discharge to the highways drainage system. The existing highways gully adjacent to proposed space 11 currently serves approximately 223m². The proposed parking spaces will result in the addition of 147m² of new hard surface and therefore an additional gully connected to the existing highways drainage is proposed.

New parking spaces 15 & 16 are not to be adopted and will drain to the existing gulleys in the centre of the unadopted parking court.

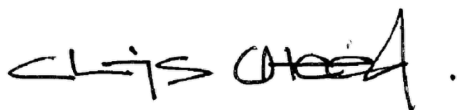
10) Levels

Please refer to drawing no. 2637/2001/P2 which shows the proposed levels.

11) Street Lighting

Please find attached drawing no. 2637-ES-E702 showing the proposed street lighting layout. This has been developed following consultation with Hampshire County Council's Street Lighting Team. The full technical design for the street lighting will be developed to meet appropriate adoptable design standards and to comply with HCC Technical Guidance.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Chris Greed', followed by a period.

Christopher Greed

Email: chris.greed@portsmouthcc.gov.uk

cc. Sophie Osborne - Highways Development Planning, Hampshire County Council.

Enc.

Drawings:

2637/2000/P2 - Stopping Up Plan

2637/2001/P2 - Parking and Footpaths Setting Out and Levels

2637/2010/P1 - Parking Sections

2637/2011/P1 - Vehicle Tracking - Parking Space 16

2637-5100-P2 - Landscape Masterplan and Materials Plan

2637-5302-P2 - Sections and Details through Highways and Footpaths

2637-ES-E702 - Proposed Street Lighting Layout

Road Safety Audit Stage 1 Report - ref. 13/244