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Date 6 March 2023

My reference 049042

Your reference APP/23/00147

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Dear Mr Toole,

39 Portsdown Hill Road, Havant, PO9 3JU

Proposed front brick boundary wall at 1.8m high facing the highway.

I refer to the consultation on the above planning application and would make the following comments.

The property is served by two dropped kerb driveways to Portsdown Hill Road (B2177) , with both entrance pillars located away from the highway. At the time of a site visit no gates were visible at either location.

The proposal contains a number of elements which relate to changes to the existing access arrangements including visibility. The removal of an existing picket fence located directly at the back edge of the footway with the existing planting retained with some trimming to ensure no overhanging of the footway between that location and the proposed new boundary wall at 1.8 metres in height. This wall is located some 1.7 metres from the back edge of the footway and this wall does not therefore compromise safety for vehicles or pedestrians over what is already available.

The two accesses are shown to operate as separate in and out on drawing 2133-01.01 REV E. With the western entrance (IN) now being provided with electric gates, opening inwards, and set back over 6 metres from the edge of carriageway, which would enable a vehicle to wait off of the running carriageway should gates be closed on arrival. It is noted that a 2m x 2m pedestrian splay is included to one side of this inbound access which gives benefit particularly should vehicles be exiting from the inbound entrance. That splay should be maintained to ensure there is no obstruction to view to/from pedestrians to/from that access above 0.6 metres. Pedestrian visibility is provided to the

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eastern access by the existing splayed boundary treatment. The eastern access is shown as an egress (OUT) with electric gates, opening inwards, set back some 4 metres from the edge of carriageway. There is no way of enforcing the in/out only arrangement and this gives rise to concerns relating to the failure for any vehicle turning into the eastern access to wait off highway when the gates are closed.

To ensure that both accesses can operate in a safe manner, both should be provided with gates set back a minimum of 6 metres to ensure no vehicles will be required to wait partially on the highway to the detriment of highway safety. Also providing an exiting vehicle to wait clear of the gates before entering the carriageway.

Subject to the above change regarding the eastern gate location the Highway Authority are satisfied that the proposed new boundary wall does offer the opportunity to improve visibility from that currently available existing access provisions and would be therefore be acceptable.

Subject to the above comments the Highway Authority would recommend -

No objection subject to following conditions:

GATES SET BACK PROVISION

Any gates provided shall be set back a distance of 6m from the edge of the carriageway of the adjoining highway.

Reason - In the interests of highway safety.

PEDESTRIAN VISIBILITY SPLAYS

The pedestrian visibility splays as shown on the submitted drawing 2133-01.01 REV E shall be provided and maintained to ensure no obstruction to vision above 0.6m

Reason - In the interests of pedestrian safety.

Yours sincerely,

Ken Dudley
Consultant Transport Planner

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