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Enquiries To Ken Dudley

Direct Line

Date 2 February 2023

My reference 048788

Your reference APP/21/00321

Email havantdc@hants.gov.uk

Dear Mr Toole,

Electrical Substation, Nutbourne Road, Hayling Island

Conversion of former sub station to Dedicated Holiday Let (Not to be used as a permanent residence).

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

The provided Visibility Splay Drawing Referenced SD-2049-00-C now confirms the position of the required dropped kern and demonstrates that the slight change in parking bay location that the necessary visibility to/from pedestrians is achieved. The highway splays are however shown in correctly the measure 43 metres should be along the kerb line in both directions from the centre of the drive and forming a splay to the set back distance of 2 m to form two triangles. Whilst these are currently drawn incorrectly it does appear that clear vision to the junction with Sandy Point Road is achievable and due to the alignment of the highway the visibility is achievable to the south (Wheatlands Avenue) due to the width of the verge and footway.

HCC Highways Development Planning has no objection in principle to the dropped kerb. However, subject to any planning permission that may be granted by the Local Planning Authority, a subsequent permission will need to be granted by HCC as Highways Authority to undertake the dropped kerb works on the highway. Details of this procedure can be found via the following link:

<https://www.hants.gov.uk/transport/parking/droppedkerbs>

Director of Hampshire 2050
Gary Westbrook

Subject to the drawing being amended to show the visibility splays as set out above the Highway Authority would recommend -

No objection subject to following conditions:

ACCESS CONSTRUCTION PROVISION

No development shall start on site until the access, including the footway and/or verge crossing shall be constructed and lines of sight of 2 metres by 43 metres provided in accordance with the approved plans. The lines of sight splays shown on the revised plans shall be kept free of any obstruction exceeding 1 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason - To provide satisfactory access and in the interests of highway safety.

HARD SURFACE MATERIALS PROVISION

The proposed hard surface/s shall either be made of porous materials or provision shall be made to direct run-off water from the hard surface/s to a permeable or porous surface within the site.

Reason - To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway.

Yours sincerely,

Ken Dudley
Consultant Transport Planner

Director of Hampshire 2050
Gary Westbrook