

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 0379 779 5232

Date 8 March 2023

My reference 049075

Your reference APP/22/01072

Email havantdc@hants.gov.uk

Dear Ms Wells,

81C London Road, Waterlooville, PO7 7EL

Demolition of existing building for the construction of 15No. flats with two Class E (Commercial, Business and Service) units on ground floor with bin and cycle store.

Thank you for your reconsultation on the above planning application. The Highway Authority wish to make the following comments. For clarity, the Highway Authority requested the following further information in our previous response dated 20th January 2023:

- Vehicular visibility and pedestrian intervisibility splays in accordance with Hampshire County Council Technical Guidance TG3;
- Refuse and servicing arrangements should be confirmed and required distances should accord with the requirements as laid out within Manual for Streets;
- Dimensions of parking spaces should be provided;
- Dimensions of the aisle width between parking spaces should also be provided;
- Further thought should be given to the number of proposed cycle parking spaces; and
- Further consideration should be given to the parking layout

The applicant has submitted revised drawings which the Highway Authority have reviewed and have the following comments to make.

Visibility

Whilst the applicant has submitted visibility splays in drawing KAD/10/A/PP Rev B these are not in accordance with HCC TG3 and should be revised. Additionally, pedestrian intervisibility splays are missing and should also be provided.

Director of Hampshire 2050
Gary Westbrook

Refuse/Servicing

Refuse and servicing arrangements have not been confirmed for the site. The applicant should also confirm whether the required distances for refuse and the fire tender accord with the requirements as laid out within Manual for Streets.

Parking

Drawing KAD/10/A/PP Rev B confirms the dimensions of parking spaces to be 2.4m X 4.8m. These are in accordance with Havant Borough Council's parking SPD and are thus considered acceptable. The aisle width has also been confirmed to be 6.0m which is acceptable as there is appropriate space for vehicles to manoeuvre into parking spaces.

There is no narrative within the revised Design and Access Statement regarding further consideration towards the number of proposed cycle parking spaces for the development. As per the Highway Authorities previous response, it is not agreed that ample secure cycle parking has been provided to counteract the limited proposed parking for the site. It is requested that further consideration is given towards the proposed cycle parking numbers.

It was also requested that further consideration was given to the parking layout as the current layout creates an awkward manoeuvre for those dragging refuse from the bin store to the bin collection space and for those trying to access the bike stores. Should a vehicle be parked outside of the marked bays this would block any movements. It is noted that this matter is still outstanding.

Having regard to the above, the Highway Authority require the following further information requested before a formal recommendation can be made:

- Vehicular visibility and pedestrian intervisibility splays to be provided in accordance with HCC TG3 guidance;
- Refuse and servicing arrangements to be confirmed and required distances should accord with requirements as laid out within Manual for Streets;
- Further consideration should be given to cycle parking numbers; and
- Further consideration should be given to the parking layout

I trust the above is clear but please do not hesitate to contact me on the above number/email should you require any further information.

Yours faithfully,

Sophie Osborne
Transport Planner - Highways Development Planning

Director of Hampshire 2050
Gary Westbrook