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Enquiries To Chris Hirst
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Date 6 April 2021

My reference 031547
Your reference APP/20/00376
Email havantdc@hants.gov.uk

Dear Madam,

Fowley Cottage, 46 Warblington Road, Emsworth, PO10 7HH

Nine new dwellings on the site surrounding the retained Fowley Cottage, 2 on the Warblington Road frontage and 7 in the rear garden area.

Thank you for re-consulting the Highway Authority on the above planning application.

The applicant has provided drawing number 15048-RFT-00-ZZ-DR-A-0121-S1 Rev P20 which incorporates revisions to the development layout. The latest proposal relocates dwelling number 9 away from the site frontage to be accessed via Curlew Close, removing the requirement for the new northern dropped kerb access. The Highway Authority raises no objection to this proposed layout change.

The plan also revises the parking layout for dwelling number 8 to remove the requirement for tandem parking. Instead, 3 parking spaces will be provided for a larger property accessed via the Fowley Cottage dropped kerb. The Highway Authority acknowledges that the updated proposals will remove the requirement for a car to reverse back onto the footway when manoeuvring into the parking bays and is therefore the preferred option from those presented to date. This addresses the concern raised within previous responses.

Whilst not an impact on the public highway, the Highway Authority does note that the easternmost parking bay for property number 8 could be constrained in that a car

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reversing out of the space may be affected by the space provided on the private access track, despite the additional width provided on the southern side of the track. Tracking has not been provided to confirm that a car can undertake this manoeuvre. Visibility to cars travelling down the access track from Fowley Cottage may also be restricted by the boundary features in place. The planning authority may wish to consider these points further.

The latest amendments to the internal layout has addressed the Highway Authority's previous concerns. No objection is raised, subject to the following condition:

CONSTRUCTION METHOD STATEMENT REQUIRED

No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme of and phasing of demolition (if any) and construction work;
- (b) The provision of long term facilities for contractor parking;
- (c) The arrangements for deliveries associated with all construction works;
- (d) Methods and phasing of construction works;
- (e) Access and egress for plant and machinery;
- (f) Protection of pedestrian routes during construction;
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason - In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

Yours sincerely,

Chris Hirst

Director of Economy, Transport and Environment
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