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Enquiries To Chris Hirst
Direct Line 01962
Date 3 July 2020

My reference 028830
Your reference APP/20/00251
Email havantdc@hants.gov.uk

Dear Sir,

North Street Arcade, Havant

Construction of 30 No. one and two bedroom apartments in a part 2 and a half / part 4 storey extension fronting onto Prince George Street together with the provision of infill flexible use (Classes A1/A2/A3) town centre commercial units to North Street frontage following the demolition of existing 1 and 2 storey retail development to rear.

Thank you for reconsultation on the above planning application. Further to the Highway Authority's response dated 12th May, the applicant has produced a Transport Note to address the comments raised within the response. Following a review of this document, the Highway Authority has the following comments to make.

Pedestrian Walkway

It has been identified that the pedestrian walkway due to be stopped up as part of the development is not public highway. Therefore, a stopping up order with the Highway Authority is not required.

Onsite Servicing Arrangements

The applicant has confirmed that the retail units will be serviced via North Street, while the residential units will be serviced via Prince George Street. Furthermore, the pedestrian access point from Prince George Street will not be utilised by a refuse vehicle.

*Director of Economy, Transport and Environment
Stuart Jarvis BSc DipTP FCIHT MRTPI*

A TRICS assessment has also been undertaken to understand the anticipated number of movements generated by service vehicles.

The assessment confirms that, owing to the reduction in the onsite retail provision, the total number of daily service trips will decrease from 29 to 25 over the consented scheme.

Now that clarity has been provided regarding the development's servicing arrangements and the number of anticipated trips to the site, this matter is now considered acceptable.

Prince George Street Service Layby

As requested in the Highway Authority's previous response, tracking for two cars passing on Prince George Street (heading towards and away from Prince George Street car park) with a delivery vehicle waiting in the new layby has been undertaken in drawing number 045.0006.002.

The drawing demonstrates that there is sufficient space for vehicles to enter and exit Prince George Street car park and pass a stationary delivery vehicle in the new layby.

To deliver the layby, the applicant should enter into a S278 agreement with the Highway Authority to ensure that the works are constructed prior to occupation of the development. The applicant has also agreed to pay the necessary costs to alter the existing TRO on Prince George Street to allow the layby to be implemented.

Car Parking Provision

The application is proposed to be 'car free', meaning no on-site parking spaces will be available. While the Highway Authority has previously raised concern with the lack of on-site parking, it is consistent with HBC's parking standards for Havant town centre.

In their capacity as the local parking authority, Havant Borough Council should decide whether the proposal to provide car free development is acceptable.

Recommendation

The Highway Authority raises no objection to the proposal, subject to the following:

S106

- To construct the service layby as shown indicatively on drawing number 045.0006.002 prior to occupation.
- Payment of the £5,000 TRO contribution to alter the existing yellow lines on Prince George Street prior to commencement.

Director of Economy, Transport and Environment
Stuart Jarvis BSc DipTP FCIHT MRTPI

I trust the above is clear however should you have any queries, please feel free to contact Chris Hirst on the number noted above.

Yours sincerely,

Chris Hirst

Director of Economy, Transport and Environment
Stuart Jarvis BSc DipTP FCIHT MRTPI