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Date 15 May 2019

My reference 024313
Your reference APP/18/01297
Email havantdc@hants.gov.uk

Dear Madam,

Manor Road Nurseries, Manor Road, Hayling Island, PO11 0QL

Construction of 1 No. four bed dwelling and 8 No. three bed dwellings, following demolition of existing glasshouse, together with improved site access and associated vehicle parking.

Thank you for consultation on the above planning application. The application seeks planning permission for the construction of 1 no. four bed dwelling and 8 no. three bed dwellings. It is noted that this site was previously allocated in Havant Borough Council's adopted local plan and has been identified again in the emerging local plan which Hampshire County Council currently hold an objection to as a result of the severe cumulative impact of the proposed level of development on Hayling Island within the Local Plan. Clarification regarding the existing use of the site is sought to understand how many vehicular trips are currently generated in the AM and PM peak hours.

Vehicular Access

The site currently serves one property via a dropped kerb vehicular access; this property will be retained should the application be granted permission. The dropped kerb is proposed to be upgraded to a 4.8m wide bellmouth with visibility splays of 2.4m x 120m. The Highway Authority requests that speed surveys are undertaken in the

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vicinity of the site to understand the actual speeds at which vehicles drive along Manor Road - these speeds will inform the visibility requirements from the access. A Section 278 agreement will be required with the Highway Authority to upgrade and formalise the access arrangement and any further accessibility improvements.

It is noted that visibility to the north of the access is constrained by a lamppost, 2 parking bays (including 1 disabled bay) and a tree. Southbound visibility also appears to be restricted by vegetation from the access track serving the dwelling to the south. These obstructions to visibility will need to be addressed by the applicant.

The existing access to 'The Pines' is very close to the proposed development. Separation between the access points should be explored. A detailed access drawing is required which includes all the works that are required to upgrade the access to a bellmouth.

Internal Layout

At the present time, it is unclear whether the roads and footways relating to this application are being put forward for adoption by the developer. However, an assessment of the submitted drawings has been undertaken accordingly and the following comments are made:

The internal road will act as a shared surface, with space for a refuse vehicle to turn and exit the site in a forward gear – this arrangement is detailed in drawing number 18-3060-100. The site must be serviced by a refuse vehicle internally to ensure no additional delays are created by the refuse parking on the A3023. Based on drawing number 18-3060-100, this arrangement is achievable.

Currently, the proposed layout does not connect the site into the existing pedestrian provision on Manor Road. Directly north of the site there is no footway provision on the western side of Manor Road. Therefore, to improve pedestrian connectivity to the site, the provision of a section of footway to the north of the access should be provided to connect the development to the continuous footway on the eastern side of the carriageway. This will require the relocation of the existing parking bays on Manor Road.

As a district matter, the quantum of parking is a matter for Havant Borough Council to review and provide comments on as the local parking authority. However, the Highway Authority still provide comments on the layout of these parking spaces and their

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suitability in serving the development. To ensure the parking bays comply with HBC's SPD, confirmation on the proposed size of the bays is required.

Policy Background

It should be noted that the proposed development intensifies the use of an existing access onto the A3023. The A3023 has been identified as a traffic sensitive route. Low level interactions along the route create additional delay and, as a result, the cumulative impact of these actions increases the journey time along the main access road for Hayling Island. To demonstrate that this application does not contribute towards the severe cumulative traffic impact, modelling of the improved access should be undertaken to understand whether the delay caused by a vehicle waiting to turn right into the development will result in queuing on Manor Road.

HCC currently have a holding objection to the proposed housing allocation on Hayling Island, with one of the primary concerns being the inability of the A3023 to accommodate additional vehicular traffic without mitigation along the route. However, the Planning Authority should consider whether it is appropriate to approve such an application at this time should all other matters be addressed given the severe impact demonstrated through the local plan Transport Assessment of cumulative development on Hayling Island.

Recommendation

The Highway Authority require further information to address a number of concerns held with the application. Should the application be determined ahead of this information being provided, the Highway Authority should be contacted for reasons for refusal.

Yours sincerely,

Chris Hirst
Assistant Transport Planner

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