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Enquiries To Ray Alborough
Direct Line 01962 847 316
Date 9 January 2020

My reference 027265
Your reference APP/19/01190
Email havantdc@hants.gov.uk

Dear Lesley,

162 Stakes Hill Road, Waterlooville, PO7 7BS

Erection of a 2 1/2 storey block of 9 apartments after demolition of existing dwelling, utilising existing access and with provision of car and cycle parking and bin storage.

I refer to your consultation in respect of the above planning application.

The proposal includes the provision of a visibility improvement to the access to enable drivers emerging from the site to see approaching pedestrians, this is commendable bearing in mind the likely increase in traffic using the access. However the route from the north is also a cycleway and cyclists could approach from this and two other directions, south and west. For cyclists approaching from the north and west I recommend a visibility splay of 2.4m. x 23m. is provided or a lesser major distance if the applicant can reasonably prove cyclists travel at less than 20 MPH from each direction. I am aware there is a beech hedge on both frontages and this would be lost. If you agree I would expect the hedge to be either relocated so that it is totally behind the visibility splay line or replaced with a new one, the front row of planting to be set back a minimum of 1m. behind the visibility splay lines to allow for future growth without restricting the visibility splays. By way of confirmation should either or both of the mature trees be affected by the splay to the west I would be happy to see them retained.

The manoeuvring space for some of the proposed parking spaces looks sub-standard.

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

But this is a matter for the LPA.

Therefore I confirm the Highway Authority have no objection subject to :-

Conditions

1. Prior to the first occupation visibility splays of 2.4m. x 23m shall be provided to the north and west by the clearance of existing material between 0.6m, and 2. above in the case of west, the adjacent carriageway level, and in the case of north the adjacent shared use (foot/cycleway level). These visibility splays shall be maintained at all times thereafter.

2. Prior to the first occupation at least the first 6m. of access track measured from the nearside edge of carriageway of Stakes Hill Road shall be surfaced in a non-migratory material. The surface shall be maintained in this condition thereafter.

Note to Applicant

Before undertaking any work which affects a public highway you must obtain specific written approval from the Director of Economy, Transport and Environment at Hampshire County Council and enter into or secure any necessary legal agreements or consents to enable the works on a public highway to proceed. It is an offence to carry out unauthorised works on a public highway. This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the improvement of existing access(es) or other works on or to the public highway. For further information, please contact highways.development.control@hants.gov.uk

Yours sincerely,

Ray Alborough

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