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Enquiries To Chris Hirst
Direct Line 01962 846877
Date 10 June 2020

My reference 028707
Your reference APP/19/01166
Email havantdc@hants.gov.uk

Dear Sir,

Former site of Colt International Ltd, New Lane, Havant PO9 2LY

Reserved matters application - Residential development of 94 dwellings and discharge of requirements of conditions 5 (ecological mitigation and enhancement strategy), 15 (vehicular access points) and 16 (pedestrian and cycle links).

Thank you for re-consultation on the above planning application. The applicant has submitted additional information to address the comments raised in the Highway Authority's response dated 10th February 2020. The suitability of the updated information is addressed below.

Internal Layout

It is understood that the applicant intends to keep the internal roads private, rather than offer them for adoption to the Highway Authority. Nevertheless, comments were raised in the Highway Authority's previous response regarding the suitability of the internal layout which have now been addressed.

Drawing number 039.5018.003 Rev D relocates 2 of the parking bays away from the site access onto Martin Road to the east of plot no. 6. Tracking has been provided for one of the two remaining parking bays which indicates that a vehicle can manoeuvre in and out of the space with sufficient distance from the site access. The relocation of parking for units 06 and 07 is therefore considered acceptable. The swept paths

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provided for vehicles entering and egressing bays throughout the development indicate that there is sufficient space to undertake these manoeuvres.

A minimum 2.5m wide shared use path is provided through the side, providing connection to the off-site shared use provision to the north on Bartons Road and the east towards New Lane. Drawing number 18-197-0004 Rev A05 indicates the shared use path terminating in the 'employment zone' to the east. The Highway Authority requires the shared use path to be connected into the wider infrastructure on New Lane once a Reserved Matters application is submitted for the employment land.

Drawing number 039.5018.004.C provides visibility splays of 2.4m x 43m (commensurate with the speed limit) from the new site access onto Martins Road which is considered acceptable. To construct the access, the applicant is required to enter into a S278 agreement with the Highway Authority. Detailed design matters will be picked up as part of the design check process.

Off-Site S278 Works

The applicant has produced updated drawings detailing the off-site S278 works associated with the application.

039.5018.101. Rev C

To connect cyclists into the wider network, Rev C now provides a 3m wide shared use path to the north to Sharps Road. At the point at which the path joins Sharps Road, cyclists are expected to rejoin the carriageway.

Owing to land constraints along Martin Road, the applicant is unable to provide a shared use path from the site access to the junction with Bartons Road. Instead, a slip for cyclists to rejoin the carriageway heading southbound on Martin Road will be provided. This will provide onward connections to the south towards Havant. Given that the applicant is providing pedestrian/cycle connections through the site to the north to Bartons Road and east to New Lane, this arrangement is acceptable.

The updates to drawing number 039.5018.101 Rev C have been reviewed and are now considered acceptable.

039.5018.102. Rev C

Inline with the S106 agreement for the outline planning permission associated with the development, an additional section of shared use path is now being provided to the east, connecting into the wider provision along Bartons Road.

The pedestrian/cycle refuge on New Lane has now been widened to 2.4m to provide room for a cyclist to wait for a vehicle to pass. The updates to both drawings now align with the pedestrian/cycle works agreed during outline and are therefore acceptable.

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Recommendation

The applicant has suitably overcome the comments previously raised. The Highway Authority therefore raise no objection to the application, subject to the applicant entering into a Highway agreement prior to commencement for the off-site S278 works (detailed in drawing numbers 039.5018.101 Rev C and 039.5018.102 Rev C) and to implement these works prior to occupation (as obligated under the S106 agreement). The following planning condition is also required:

Prior to commencement of development, the applicant shall enter into a Highways agreement for the site access works onto Martin Road. Prior to occupation of the development, the applicant shall implement the access works as detailed in drawing number 039.5018.101 Rev C.

Reason:

To provide vehicular access to the development.

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

Yours sincerely,

Chris Hirst

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