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Date 2nd March 2020

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Dear Mr Weaver,

5-7 Station Road, Hayling Island

Demolition of existing dwelling and business units and construction of a 2/3 storey building to provide 19 flats and 2 commercial units with vehicle and bicycle parking and a bin store.

Thank you reconsultation on the above planning application. An updated Transport Statement (TS) has been produced to address the comments raised in the Highway Authority's response dated 15th May 2019. Following an initial review of the TS, further information has been provided to address outstanding Highway matters. This response comments on the TS and further information submitted to date.

Pedestrian and Cycle Accessibility

As part of the Highway Authority's previous response, it was noted that there was an area of flush kerbs between the two site accesses which needed to be rationalised. It was also noted that pedestrian improvements were being investigated towards Mengham infants and junior school which this development should contribute towards.

Drawing number 2019/4652/001 has been produced which details that full height kerbs will be provided in between the two access points. This is now considered acceptable.

Following further discussions with the Applicant, it has been agreed that the development will pay a £3,000 contribution towards improving local sustainable transport infrastructure. Specifically, this money will be pooled towards improving the

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walking route to Mengham Infant and Junior Schools to the east of the proposed development. This money will be secured within the S106 agreement.

Personal Injury Accident Data

Updated Personal Injury Accident Data (PIA Data) has been provided for the most recent period. While an analysis of the incidents has not been provided, it is noted that there are no patterns which indicate an existing safety issue in the vicinity of the site. This development will therefore not exacerbate any existing safety issues on Station Road.

Site Access

As mentioned, full height kerbs are now proposed between the two site accesses.

As requested, speed surveys have been undertaken on Station Road to confirm the visibility requirements from the site. The speed surveys have highlighted that visibility splays of 33.1m to the east and 33.8m to the west are required which has been shown on drawing number 2018-4652-002 Rev B. This is now considered acceptable.

Drawing numbers 2018-4652-005 and 2018-4652-006 have been provided, demonstrating updated tracking for two cars passing within the two accesses and a delivery van turning within the eastern section of the development. Access for pantechnicons will only be required during the construction period and will therefore be addressed via a Construction Traffic Management Plan.

Following a review of the updated drawings, the site accesses are considered acceptable in principle.

Construction Traffic Management Plan

It is agreed that the CTMP can be conditioned following the grant of planning permission. The Highway Authority should be consulted on this document with the view to discharging the condition, should the plan be adequate.

Parking

It is noted that the parking provision has been amended to provide 24 spaces. An updated swept path analysis has been undertaken which demonstrates that cars have sufficient space to turn within the site with the updated parking provision.

The proposed 24 parking spaces presents an uplift of 4 spaces from the original proposal. Whilst this is still short of HBC's parking standards, the public car park next to Hayling Park is proposed to accommodate these remaining vehicles. As the parking authority, Havant Borough Council should satisfy themselves that the proposed shortfall can be accommodated by this car park.

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Recommendation

The applicant has overcome the Highway Authority's outstanding concerns with the application. As such, no objection is raised, subject to the following obligations and conditions:

S106 Agreement

- Contribution payment of £3,000 to be made prior to occupation of the development.

Conditions**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

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