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Date 14 August 2019

My reference 025702

Your reference APP/19/00780

Email havantdc@hants.gov.uk

Dear Mr. Leal,

Broad Oak, Copse Lane, Hayling Island

Erection of boundary fence and 2.No new access/crossovers from Copse Lane

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

It is normal for a dwelling to have only one vehicular access. From the proposed Site Plan and by reference to planning application 16/00167 I am assuming the centre one and the one at the north-eastern end of the property are the ones being applied for now. That said, the shape of the south-western access is different to that approved under the 16/00167 application. An additional structure is shown on the current application, of a shape convenient to house vehicles, likely to be a double car port.

I understand from an occupant the reason for the centre access is that the occupiers desire is to have an in/out for the main property on the site. The one on the north eastern boundary is to enable users of the caravan to access it independent of the main house.

The Proposed Site Plan indicates a tree between the two new accesses which is no longer in the position shown. There is however an existing tree on the north east corner of the site adjacent to which the third access is located. This tree clearly has some damage and if it is the LPA's desire to retain it, this access needs either to not be provided or relocated, the further south westwards it is located the better it will be to provide the required visibility splays of 2.4m. x 43m. x 1m. This requirement is likely to

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require a minor trimming back of the hedge on the north eastern boundary. perhaps an amended plan could be sought to indicate what is acceptable to your Arboriculturalist. Whilst wishing to minimise damage to existing vegetation the distance of any gates must be a minimum of 6m. measured from the nearside edge of the adjacent carriageway.

Failing the submission of an amended plan the Highway Authority recommend an objection on the grounds of insufficient distance between the proposed gates and the carriageway to allow a vehicle to be parked clear of the carriageway whilst the gates are being opened or closed.

Yours sincerely,

Ray Alborough

Director of Economy, Transport and Environment
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