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Enquiries To Chris Hirst
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Date 30 September 2019

My reference 026170
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 reconsultation on the above planning application.

The Highway Authority previously requested further details on the proposed site access which is due to be upgraded from a vehicle crossover to a bellmouth. Concerns were raised with the visibility available from the amended junction. To address this point, the applicant was requested to carry out speed surveys on Manor Road in the vicinity of the site access. The speed surveys subsequently undertaken on Manor Road identified 85th percentile speeds of 36mph northbound and 34mph southbound. Visibility has been demonstrated to 120m on drawing number 18-3060-100 Rev P11 which is greater than that required by the speed surveys, adequate visibility is therefore provided at the new access.

Following further design work, an updated access proposal has been shown in drawing number 18-3060-100 Rev P11. The proposal features a bellmouth access into the development, along with associated footway provision to the north and south of the access. A dropped kerb and tactile paving crossing point should be provided to the north to connect pedestrians to the existing footway provision on the eastern side of Manor Road. The footway and bellmouth works should be delivered via a S278

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agreement with the Highway Authority.

Following the revised access drawing and speed surveys, the Highway Authority's outstanding concerns with the application have now been satisfactorily overcome. As a result, no objection is raised, subject to the following condition:

ACCESS CONSTRUCTION PROVISION

No development shall start on site until the access, including the footway crossing shall be constructed and lines of sight of 2.4 metres by 120 metres provided in accordance with the approved plans. The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 1 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason - To provide satisfactory access and in the interests of highway safety.

Yours sincerely,

Chris Hirst

Head of Highways (Area Offices)
Tim Lawton BEng CEng MICE MCIHT
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