

Havant Borough Council
Civic Offices
Civic Centre Road
Havant
PO9 2AX

*Economy, Transport and Environment Department
Elizabeth II Court West, The Castle
Winchester, Hampshire SO23 8UD*

Tel: 0300 555 1375 (General Enquiries)
0300 555 1388 (Roads and Transport)
0300 555 1389 (Recycling Waste & Planning)
Textphone 0300 555 1390
Fax 01962 847055
www.hants.gov.uk

Enquiries To Chris Hirst
Direct Line 01962 846877
Date 23 June 2020

My reference 028704
Your reference APP/20/00376
Email havantdc@hants.gov.uk

Dear Madam,

Fowley Cottage, 46 Warblington Road, Emsworth PO10 7HH

Retain the existing Fowley Cottage dwelling and tennis courts and construct nine new dwellings and one in number garden studio

Thank you for consultation on the above planning application which seeks the construction of 9 dwellings with vehicular access taken from Warblington Road. An application for 7 dwellings was previously refused under planning reference APP/19/00623, although no Highway reasons for refusal were raised. The Highway Authority has the following comments to make regarding the increased quantum of development.

Plots 8 and 9 are to be served by 2 parking bays, as indicated in drawing number RFT-00-ZZ-DR-A-0121_S1_P16. The layout of these spaces for both plots is tight and it is currently unclear whether vehicles can egress the properties in a forward gear. The applicant is therefore required to provide tracking for a vehicle entering the bays, manoeuvring within the curtilage of the property and egressing in a forward gear.

The applicant should investigate the potential for plots 8 and 9 to be served via the existing access into Fowley Cottage, reducing the need to provide a vehicle crossover to serve plot 9. The realignment could also overcome the current concerns regarding the positioning of the parking bays.

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

Recommendation

The Highway Authority requires tracking for the parking bays serving plots 8 and 9, confirming that vehicles can enter the bays and manoeuvre to egress the site in a forward gear, before a formal recommendation to the application can be made.

Yours sincerely,

Chris Hirst

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

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