

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 Ray Alborough

Direct Line 01962 847 316

Date 11 September 2019

My reference 026053

Your reference APP/19/00854

Email havantdc@hants.gov.uk

Dear Mrs. Haywood,

31A North Street, Emsworth, PO10 7DA

Demolition of the existing factory offices and out-buildings and construction of 7 No. Dwellings (consisting of 4 No. 2 Bedroom Houses, 2 No. 1 Bedroom Flats and 1 No. 1 bed Coach House) with associated out buildings and parking.

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

You will recall my letter dated 18 June 2019 on a pre-application for this site. I am disappointed the applicant has not taken on board my recommendation relating to the access arrangements.

The Highway Authority still require the closure to vehicles of the northern junction of Palmer's Road with North Street. A Traffic Regulation Order will be required to secure this and the applicant will be responsible for payment of the process and the works. I presume the LPA will need to secure this in a Section 106 Agreement.

The main access is proposed from the existing position off North Street, despite the restricted visibility, hence my earlier suggestion this should be physically and permanently closed by the construction of buildings. if that is not in accord with the Local Planning Authority's wishes as well as the applicant's, then the note on the site and location plan, drawing numbered SD-1944-01 Rev. A relating to the Gate/Barrier must be removed to enable vehicles entering or leaving the site to stand clear of the carriageway whilst the Gate/barrier is opened or closed. if for good planning reasons

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

this structure is required to remain, a condition requiring it to be kept permanently open will be required.

I confirm the Highway Authority require :-

1. A Section 106 Agreement to secure the Traffic Regulation Order.

2. Conditions :-

a). Prior to the first occupation of any of plots 1 to 4 inclusive the parking area for all plots shall be surfaced in a non-migratory material and shall be maintained in this condition thereafter.

b) Any gates or other interference with the passage of vehicles shall be set back a minimum of 6m. measured from the nearside edge of the adjacent highway.

c) The areas shown on the approved plan for the parking and manoeuvring of vehicles shall be provided prior to the occupation of any dwelling with allocated parking served in the area and these areas shall be retained for these purposes at all times.

Yours sincerely,

Ray Alborough

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

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