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Enquiries To Ray Alborough

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Date 3 September 2019

My reference 025812

Your reference APP/19/00768

Email havantdc@hants.gov.uk

Dear Ms Wells,

Land to the rear of, 15-27 Horndean Road, Emsworth

Erection of 16 new dwellings with associated access, parking and open space.

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

I note from the Design and Access Statement this site forms a part of the Southleigh Masterplan. The exert in the Statement indicates a another area to the west this area appears to be equally suggested/allocated for development. The nearest access from an existing or even proposed highway would be via. this site. Accepting an existing watercourse has to be crossed and part of that site appears also to be in the flood plain if it needs to be accessed, this site would be the logical and sensible choice. There is no obvious provision for this in this application, I will leave it to the LPA to promote this or not.

As this site is part of the Southleigh Masterplan area it seems reasonable to me that the applicant should pay their and fair and reasonable contribution to the required off site highway infrastructure. At this time I am not aware of what work has been carried out on this to know what that contribution might be. Perhaps your Policy and other teams might be able to help in this regard.

I accept an access in the location shown can just about provide the required visibility splays as indicated on the proposed Site Plan. I am not sure why a footway crossing of brick paviours is proposed off the desire line for pedestrians walking along Horndean

*Director of Economy, Transport and Environment
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Road or the benefit this would provide. I note it is offered to be to the highway engineer's design but as Highway Authority the County Council would not wish to adopt this type of surface material for extraneous maintenance cost reasons.

This level of development would normally be served by a bellmouth junction on to the existing highway network rather than a crossover. I am aware of the presence of a substantial tree to the north and would seek clarification that if the access arrangement was amended to a bellmouth would there be an objection from the Borough Council's Arboricultural officer on the grounds of the impact on that tree. perhaps a request to the applicant to submit a plan showing a bellmouth would be appropriate to obtain an answer to this question.

The Highway Authority are happy to adopt the type of highway infrastructure serving this level of development under the terms of a Section 38 Agreement. In this particular case more detailed drawings would be required to ensure the appropriate space is available and that any required landscaping is set sufficiently far back to minimise the risk of root damage. Perhaps discussions on this between us and the applicant could take place at an early stage.

Parking is the responsibility of the LPA, and what is proposed looks reasonable but it should be checked against your parking SPD.

That said, I confirm the Highway Authority have no objection to this proposal subject to the following Conditions and Note.

Conditions :-

1. Prior to construction commencing the visibility splays shown on the approved plan of 2.4m. x 59m. shall be provided. and anything within the land affected between 1m. and 3m. above the adjacent carriageway level shall be cleared. The area shall be maintained as such thereafter.
2. Prior to the first occupation at least the first 6m. of the access measured from the nearside edge of carriageway of the adjacent highway shall be surfaced in a non-migratory material. This area shall be maintained in this condition thereafter.

Note to Applicant :-

Before undertaking any work which affects a public highway (including a public right of way) you must obtain specific written approval from the Director of Economy, Transport and Environment at Hampshire County Council and enter into or secure any necessary legal agreements or consents to enable the works on a public highway to proceed. It is an offence to carry out unauthorised works on a public highway. This requirement applies not only to the creation of new vehicle accesses involving excavation within a

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footway, verge or carriageway but also to the stopping of existing access(es) or other works on or to the public highway. For further information, please contact highways.development.control@hants.gov.uk

Yours sincerely,

Ray Alborough

Director of Economy, Transport and Environment
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