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Enquiries To Ray Alborough
Direct Line 01962 847 316
Date 29 July 2019

My reference 025232
Your reference APP/13/00804
Email havantdc@hants.gov.uk

Dear Gill,

Woodcroft Farm Development Site, Woodcroft Lane, Waterlooville

Development of 288 residential units comprising 9 x one bedroom, 110 x two bedroom, 124 x three bedroom and 45 x four bedroom, retention of existing farmhouse, new access road from Eagle Avenue, internal access roads, associated car parking, open space and landscaping and including works to trees under TPO 1931 (Approved 5 May 2015). Request to discharge condition 26 and partially discharge condition 5 (3.1.17). Request to Discharge Condition No.s 2, 3, 6 and 8 (21.02.17). Request to partially discharge condition 19 (28.2.17). Request to discharge condition No. 2 (24.08.17). Request to Discharge Condition Nos. 2 and 5 (21.02.18). Request to discharge conditions 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 25, 29, 30, 31 and 33 (3.04.18). Request to Discharge Condition No/s 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 16, 17 & 18 (Residential Phase 2) (06.06.2019).

I refer to your consultation on the above Discharge of Condition Planning Application.

I have a number of comments on the submission and therefore at this time I am unable to recommend no objection, so please accept this letter as a holding objection from the Highway Authority. I have no doubt my comments in the main can be easily accommodated, but there is one that I require more information on relating to the extent

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

of the swallow holes on the site. The Highway Authority require a copy of a report prepared by Risk Management Ltd. RML 2011. The applicant should have a copy and I would appreciate it if you could ask for the report to be submitted and forwarded to me.

My other comments are as follows:-

1. The applicant has not confirmed how much if any of the onsite infrastructure is being offered for adoption by HCC. This is required at an early stage to progress a Section 38 Agreement either along side this application or immediate following the LPA's decision on it.
2. Tactile paving should be provided at both ends of every layby and across all arms at junctions.
3. The vehicular crossings are shown incorrectly and if built as shown would result in discomfort for mobility scooter, wheel chair and pushchair and pram users. HCC's standard detail indicates a consistent fall to the adjacent footway for the rear part of the vehicular crossing to enable such vehicles to pass with no swaying of the occupant. An alternative is to reduce the height of the edging in line with the transition kerbs at the front, which whilst providing a downward and upward motion for the user, it does not sway them from side to side.
4. Gully connections need to be a minimum of 150mm. apart e.g. the two in the stub of road by plot 232 do not comply and there seems to be a lack of level information on this stub compared to the remainder of the site.
5. Where reasonable gully connections should enter the carrier drain at manholes.
6. Hard surfaces of a minimum width of 1.2m. are required to the rear of laybys. In particular those opposite plots 50 to 53. This is the part of the site close to the swallow hole.
7. The juxtaposition of the drive to plot 243 and the tactile crossing is inadequate and likely to lead to vehicles overrunning the tactile paving resulting in damage and a maintenance issue for whoever looks after this area of land.
8. All adoptable carriageway must have Asphalt Concrete surfacing.
9. There is reference to HCC standard detail drawings in the notes on the "Construction Make Up" series of drawings. Please note Drawing Number HCC/10/C/160 has been withdrawn and therefore should be removed from this set of drawings.

Yours sincerely,

Ray Alborough

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