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Enquiries To Ray. Alborough
Direct Line 01962 847 316
Date 1 April 2019

My reference 024123
Your reference APP/19/00281
Email havantdc@hants.gov.uk

Dear Mrs. Haywood,

Land adjacent Woodcroft Primary School, Woodcroft Lane, Waterloo, PO8 9QD

Reserved matters application following Outline Planning Permission APP/15/01235 relating to appearance, landscaping, layout and scale for residential development for 43 residential dwellings with access off Woodcroft Lane and emergency access off Eagle Avenue.

I refer to your consultation on the above planning application.

The layout of the vehicular and emergency accesses were granted approval at the time the outline planning permission was granted, I therefore do not propose to comment on these parts of the proposed development. Their consideration included vehicle tracking drawings.

At the present time, it is unclear whether the roads and footways relating to this application are being put forward for adoption by the developer. However, an assessment of the submitted drawings has been undertaken accordingly and the following comments are made:

It is noted that the northern arm of the turning head at the western end of the site is considerably shorter than the one shown on the illustrative layout drawing submitted as part of the outline planning application. I therefore request you to ask the applicant to provide a new tracking diagram based on the reduced turning area

*Director of Economy, Transport and Environment
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to ensure it is of a practical length and avoid any large vehicle having to be driven on to what may be a private drive.

It would be helpful to know what the design speed of the road is to ensure adequate forward and junction visibility splays are provided, and protected/retained.

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The Design and Access Statement submitted with the outline application indicated a pedestrian access to the Woodcroft Primary School site on the straight stretch of the access road between the bends. This is not shown on the proposed layout and needs to be, unless it has been agreed it is no longer required. Please note, I am not aware of the latter.

The illustrative layout indicated pedestrian links from the front door of a number of properties direct to their individual off street parking spaces. The layout submitted with this application does not continue with this principle and is a concern to the Highway Authority because this change is likely to lead to on street parking which in addition to being a potential highway safety concern does not follow another principle of the Design and Access Statement in particular parked cars not dominating the street scene.

Please also take into account the comments made at the outline stage by all representatives of the Highway Authority.

It should be noted that these 'planning application' consultee comments have been made utilising the plans submitted. Should adoption be required, the S38 process will still need to be undertaken in addition to any planning approval that may be granted by the Local Planning Authority, and the details of this process can be found via the following link - <https://www.hants.gov.uk/transport/developers/constructionstandards>. This process will require additional information to that submitted to date, and require formal engineering drawings for assessment which may result in updates to the layout being required. As such, it is recommended that the developer engage with the S38 team at their earliest convenience.

Should adoption not be required, then whilst HCC would not object to the proposals, it would be advisable that the developer ensures that the roads and footways are designed to minimum industry standards and/or Hampshire County Council's best practice as set out in <https://www.hants.gov.uk/transport/developers/constructionstandards>. An appropriate Private Management Plan should be put in place to deal with any future issues.

Developers should also be made aware of the Advanced Payment Code (APC) that will be required by the Highway Authority. Details of this can be found via the following link

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<http://documents.hants.gov.uk/transport/APCProcess-Guidancedocumentforwebsitev22018-04-02.pdf>

I therefore recommend a holding objection until the above issues can be resolved. I am happy to meet with yourself and the applicant if you think that is appropriate.

Yours sincerely,

Ray. Alborough

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