

Site: Land at Forty Acre Farm, Havant Road, Havant

Proposal: Erection of 320 dwellings (including a 30% provision of affordable homes), 66 bed care home, provision of public open space, habitat mitigation zone, allotments, closure of existing access and creation of 2 new access points and associated infrastructure following demolition of existing buildings.

Application Number: APP/18/00450

Our reference: 81459

Dear Lewis Oliver,

Thank you for your email dated 23 May 2018. We understand that the planning application is for 320 dwellings and a 66 bed care home.

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

In the case of this development proposal, our interest is in the A3 (M) and A27 and in particular the A27 Rusty Cutter roundabout and A27 Teardrop junction.

The residential and care home trip rates are acceptable for use within the Transport Assessment. We note that the applicant has advised they will only consider two out of a number of sites (Bedhampton Hill and Solent Road) as consented development. We expect that all sites to be considered as committed development are agreed with HCC for a robust assessment to be undertaken. We request further details as to the rationale for revising the A3(M) trip assignment as paragraph 5.12 relates to the westbound traffic movements on the A27 via the Rusty Cutter roundabout. Also, it would be helpful if we could be provided with the assignment methodology as this was not detailed within the TA. Prior to reviewing the junction modelling outputs within the Transport Assessment, we request that the models are sent to us.

The TEMPRO growth factors are reasonable for use within this Transport Assessment.

Paragraph 7.26 references an improvement scheme proposed by HBC impacting the Rusty Cutter roundabout and A27 Tear Drop junction being delivered from Spring 2018. We request clarification as to if this improvement was considered throughout the modelling undertaken as the nature of the improvement is currently unclear.

Section 8 details sensitivity tests based on proposed site allocations within Havant Borough Council's Local Plan. We understand that the applicant's consultants have

prepared further junction modelling and request that this (along with any associated technical note's) are provided to us.

At present, the proposed mitigation at the Rusty Cutter roundabout within Appendix S (signalised crossing and additional lane on the westbound circulatory) does not appear to mitigate the impact of the development. Where the capacity of any the circulatory flows exceeds 100%, we would be concerned that the entire roundabout may be subject to a significant impact. We request a meeting with PB Associates and HCC in order to discuss the potential mitigation options once we have had an opportunity to review the junction modelling files we have requested above. Following this, we request that RSA CV's are submitted to us for any proposed mitigation on the SRN.

A meeting has been arranged between Highways England, Hampshire County Council, Havant Borough Council and the applicant on 16 July 2018. It is anticipated that the meeting will provide an agreed way forward for this application and resolve any issues identified to date.

We request that Havant Borough Council does not determine the planning application at this time until we have resolved the outstanding matters with the applicant. If you need to determine to the application then please can you advise accordingly and we will provide you with a formal response based on the information that is available at this time.

I hope this is helpful.

Kind Regards

Patrick Blake, Area 3 Spatial Planning Manager

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