

From: Joss Miller [jossmiller@nopltd.co.uk]
Sent: 10 March 2017 14:06
To: David Eaves
Cc: 'Bruce Miller'
Subject: FW: Land to rear of 15 Langstone Road APP/16/00668

Dear Mr Eaves,

Further to your email of 20th February, please find attached information requested from the Highways Engineer.

1. For clarification purposes, the existing access is not intended to be closed off, but will remain in use by the occupiers of the host property as approved in your 2014 consent.
2. The sight lines (2.4 metres by 120 metres) have been shown on the attached plan.
3. The refuse vehicle is the largest vehicle required to use the access. With this in mind, it stands to reason that all other smaller vehicles would be able to manoeuvre within the site with even greater ease. In addition, a parking area for use by service vehicles would be located to the side of the access road to prevent congestion. Finally, on your suggestion, we have arranged for our engineer to contact your Highways Engineer, Peter Marshall, in order to clarify any further points he may have on this matter. Would it be possible to send me his telephone number please?
4. The dropped kerb entrance is shown on the plan as requested.
5. A scaled plan showing the existing signs, hatchings and the position of the proposed access, the existing access and the junction of Langbrook Close is attached.

I hope this information is of use to you. If you have any further questions with regard to this matter, please do not hesitate to contact me.

Yours sincerely

Mrs Joss Miller MRTPI

From: David Eaves <David.Eaves@havant.gov.uk>
Date: 20 February 2017 at 12:15:52 GMT
To: ""jossmiller@jossmiller.co.uk"" <jossmiller@jossmiller.co.uk>
Cc: Peter Marshall <Peter.Marshall@havant.gov.uk>
Subject: FW: Land to rear of 15 Langstone Road APP/16/00668

Dear Mrs Miller,

Further to my email below, I have had a further meeting with Peter Marshall (Development Engineer Highways) who has requested the following clarifications/information:

1. The Safety Audit refers to the closure of the existing access –the planning application does not include this closure. Please can you clarify the position?
2. Sight lines – These should be 2.4 by 120m measured from the kerb line. Please show on the plan.

3. Tracking for waste vehicles provided. The tracking for delivery, emergency and servicing vehicles must also be shown on the plan required for items 4 & 5.
4. The dropped kerb entrance must be shown on the plan required for item 5.
5. A scaled plan is required showing Langstone Road with its existing signs, hatchings and the position of the proposed access, the existing access and the Junction of Langbrook Close.

As you will appreciate from the list above there remains further work required to determine the acceptability or otherwise of the additional access to serve the development.

I would suggest that your highways consultant may wish to discuss the requirements with Mr Marshall peter.marshall@havant.gov.uk.

Notwithstanding this I remain of the view that the quantum of development proposed to the rear of 15 Langstone Road represents an overdevelopment of the site and is out of character with this part of Langstone.

Given this assessment you will need to consider whether further work on the highways aspects is justified at this stage. I would recommend that the application be withdrawn and that a reduced development be considered. Further advice in relation to an alternative scheme can be given if you engage in the Council's Pre-Application advice procedure.

Please let me know how you intend to proceed so that matters can be brought to a conclusion.

Please also note that I am now on leave until the 27th February.

Regards

David Eaves

David Eaves
Principal Planning Officer
Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX
Direct Line: 02392 446549
David.eaves@havant.gov.uk
www.havant.gov.uk
www.facebook.com/havantboroughcouncil
www.twitter.com/havantborough