



Hampshire County Council

Economy, Transport and Environment Department
Elizabeth II Court West, The Castle
Winchester, Hampshire SO23 8UD

Tele: 0845 603 5638 (General Enquiries)
0845 603 5633 (Roads and Transport)
0845 603 5634 (Recycling Waste & Planning)

Textphone 0845 603 5625

Fax 01962 847055

www.hants.gov.uk

Head of Planning
Havant Borough Council
Civic Offices
Civic Centre Road
HAVANT
Hampshire
PO9 2AX

Enquiries to	Holly Drury	My reference	HD 6-3-13-89 (APP1154)
Direct Line	01962 826996	Your reference	APP/16/00295
Date	24th May 2016	Email	holly.drury@hants.gov.uk

For attention of Mrs D Haywood

Dears Sirs

Land at Interbridges Site, New Brighton Road, Emsworth – Veterinary practice, 4No. business units, parking and open storage yards.

Thank you for the opportunity to comment on the above application.

This response relates only to the main access to the site via the B2148. Due to the size of the application all other matters will be dealt with by our agent at Havant Borough Council.

The principle of the site access has previously been agreed through the application 07/54901/007. S278 approval for the proposed access has previously been granted on the 8th March 2010 and a S278 agreement entered into. However the design check has now expired and therefore a revised detailed design check is required before the Highway Authority can agree to the principle of the junction.

The applicant has been in discussion with HCC regarding the requirements of this prior to the submission of this application however no formal submission has been made to the Highway Authority to undertake a review of the proposed junction. This would include additional information including new traffic surveys and revised modelling to take into consideration the change of uses proposed and current traffic flows. New growth factors to account for background growth and committed development will also need to be applied. A check of the layout to ensure it complies with current design standards is required and amendments made as necessary.

Until this work has been undertaken and the information submitted the

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

Highway Authority I am unable to provide a positive recommendation to this application.

Recommendation

I am not in a position to provide a positive recommendation on these proposals from a highways and transport perspective until the following information has been submitted to my satisfaction:

- Traffic count on the B2148
- Updated traffic growth figures to 2021 including committed development
- Updates forecast trip generation and distribution for the proposed development
- Revised modelling to take into considered updated data.
- Revised drawings of the access proposals if required.

If you are minded to determine the application before this additional information is submitted, I would request that the application is refused for the following reasons:

- In the opinion of the Planning Authority the proposal involves development that cannot be reconciled with the National Planning Policy Framework in that the significant movements generated could not be accommodated adequately on the existing transport network. This would result in a severe impact on the road safety and operation of the local transport network contrary to the NPPF and DM12 of the Havant Borough Council Core Strategy.

Reason: In the interest of highway safety.

Yours faithfully



Ben Clifton
Team Leader – Highways Development Planning

CC. Peter Marshall – Havant Borough Council Highways Development Planning.