

Havant Borough Council
Civic Offices
Civic Centre Road
Havant
PO9 2AX

Hampshire 2050
The Castle
Winchester, Hampshire SO23 8UD

Telephone: 0300 555 1375
Fax: 01962 847055

www.hants.gov.uk

Enquiries To Ken Dudley

Direct Line

Date 17 June 2024

My reference 053350

Your reference APP/24/00315

Email havantdc@hants.gov.uk

Dear Ms Miszewska,

115 Elm Grove, Hayling Island, PO11 9ED

Conversion of existing business premises, two bedroom flat and garage block into 7 No one bedroom flats with associated parking.

I refer to the consultation on the above planning application and would make the following comments.

Currently, the site is served by a long dropped kerb vehicle crossover access along the Elm Grove frontage to serve the motor vehicle business. The current proposal includes providing vehicle access to the right hand side of the proposed building access adjacent to the northern boundary of the site to serve 7 car parking spaces. The Highway Authority have highway between safety concerns with regard to the location of this access due to its close proximity to a busy footway link between St Mary's Road and Elm Grove providing links to the public car park, shops and schools and also the pedestrian crossing on Elm Grove. The location of the pedestrian crossing would require vehicles turning right in to the site to potentially wait on the crossing or before the crossing which would be unacceptable. Vehicles turning out to the left will be straight on to the crossing. All manoeuvring vehicles both in and out could be in conflict with the pedestrians using the footway link and the pedestrian crossing.

Whilst it is accepted that there is an existing access at the same location, with a redevelopment being considered, the opportunity should be taken to achieve a degree of betterment particularly with regard to safeguarding pedestrians.

The existing access to the left of the building would be more acceptable based on creating some separation between the access/manoeuvring vehicles and the pedestrian

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movements.

Whilst It is acknowledged that the existing footway link between Elm Grove and St Mary's Road is not specifically identified for improvement within local planning policy. HCC's Local Transport Plan 4 includes policies to achieve the provision of a transport network 'putting people first' supporting and enabling active travel and active lifestyles to improve health and wellbeing seeking to see more journeys undertaken by active modes (walking and cycling). Therefore the Highway Authority would seek to secure improved facilities which encourage the use of non car modes where potential opportunities for improvement arise.

The footway to the north of the current application site provides a valuable, busy pedestrian connection between Elm Grove and St Mary's Road which would benefit from widening to make that route more attractive to users. If a redesign of the existing application is to be progressed the Highway Authority would recommend that the opportunity to secure a widening of that route by some 1.5 metres be considered by the developer and the Planning Authority.

Having regards to the above comments the Highway Authority would currently recommend refusal of the proposal as submitted based on -

INADEQUATE MEANS OF ACCESS

The means of access as proposed is inadequate to serve this development with the result that the proposal would be detrimental to highway/pedestrian safety.

Yours sincerely,

Ken Dudley
Consultant Transport Planner

Director of Hampshire 2050
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