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Enquiries To Sophie Osborne

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Date 16 December 2022

My reference 048206

Your reference APP/22/00155

Email havantdc@hants.gov.uk

Dear Ms Pickup,

2, 2A, 4 and 6 Seagull Lane, Emsworth, PO10 7QH

Demolition of 2 & 2a Seagull Lane and warehouses 1, 2 and 4. Existing unit 6 Seagull Lane retained with external amendments including cladding and utility enclosure. Construction of 3No light industrial buildings split into 8No units.

Thank you for your reconsultation on the above planning application. For clarity, the following further information was requested in our previous response dated 7th October 2022:

- Visibility splays for the egress of the main site in accordance with HCC TG3;
- Clear visibility splays for the unit 8 access in accordance with HCC TG3 along with a levels plan; and
- Tracking speeds for the 16.5m articulated vehicle should be provided

Following the submission of our previous response, the Highway Authority engaged in direct discussions with the applicant where the tracking speed was confirmed to be 5mph. This was agreed to be an appropriate tracking speed considering the nature of the site. Additionally, the applicant has submitted drawing 1102 Rev A which the Highway Authority have reviewed and have the following comments to make.

In response to concerns regarding the height of the boundary feature obstructing the achievable visibility for the unit 8 access and the main site egress, the applicant has

*Director of Economy, Transport and Environment
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reduced the height of the feature to a maximum of 600mm in accordance with HCC TG3 guidance. This is agreed and will be secured under an appropriate planning condition. The reduction in the height of the boundary feature has ensured that appropriate visibility can be achieved from both site accesses in accordance with HCC TG3 guidance.

Having regard to the above, the Highway Authority provide no objections to this planning application subject to the following conditions:

ACCESS CONSTRUCTION PROVISION

No development shall start on site until the unit 8 access site egress, including the footway and/or verge crossing shall be constructed and lines of sight of 2.0 metres by 25.0m metres provided in accordance with the approved plans. The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 600mm in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason - To provide satisfactory access and in the interests of highway safety.

CONSTRUCTION METHOD STATEMENT REQUIRED

No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme of and phasing of demolition (if any) and construction work;
- (b) The provision of long term facilities for contractor parking;
- (c) The arrangements for deliveries associated with all construction works;
- (d) Methods and phasing of construction works;
- (e) Access and egress for plant and machinery;
- (f) Protection of pedestrian routes during construction;
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;

Demolition and construction work shall only take place in accordance with the approved method statement

Reason - In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

Yours faithfully,

Sophie Osborne
Transport Planner - Highways Development Planning

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