



APP/24/00612 – Lower Road, Bedhampton

Response to HCC Highways

Client: Bargate Homes

i-Transport Ref: SJ/ITB12174-022

Date: 15 November 2024

# APP/24/00612 – Lower Road, Bedhampton

## Response to HCC Highways

Client: Bargate Homes

i-Transport Ref: SJ/ITB12174-022

Date: 15 November 2024

**i-Transport LLP**

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# Quality Management

| Report No.   | Comments | Date             | Author | Authorised |
|--------------|----------|------------------|--------|------------|
| ITB12174-022 | Issue    | 15 November 2024 | SJ     | SJ         |
|              |          |                  |        |            |
|              |          |                  |        |            |

File Ref: T:\Projects\12000 Series Project Numbers\12174ITB Land at Lower Road, Bedhampton\Admin\Report and Tech Notes\ITB12174-022 Response to HCC.docx

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## Drawings

6430-MJA-SW-XX-DR-C-001 Rev P14 – Drainage Strategy Layout  
6430-MJA-SW-XX-DR-C-002 Rev P5 – Levels Layout  
6430-MJA-SW-XX-DR-C-003 Rev P6 – Engineering and Visibility Layout  
6430-MJA-SW-XX-DR-C-500 Rev P6 – Refuse Collection Tracking  
6430-MJA-SW-XX-DR-C-501 Rev P6 – Fire Tracking  
6430-MJA-SW-XX-DR-C-502 Rev P5 – SUV Tracking

## Appendices

**APPENDIX A.**            **HCC Response**

## SECTION 1      Introduction

- 1.1      Bargate Homes have appointed i-Transport LLP to provide highways and transport advice in support of a Reserved Matters (RM) planning application (APP/24/00612) for the development of 43 dwellings on land at Lower Road, Bedhampton.
- 1.2      Hampshire County Council Highways (HCC) responded to the planning application by letter on 30 September 2024 and requested some further information. The HCC response is included in **Appendix A**.
- 1.3      This report provides additional information to respond to the comments from HCC. The remainder of the report is structured as follows:
- Section 2 – Internal Street Network
  - Section 3 – Vehicle Tracking
  - Section 4 – Parking and other matters
  - Section 5 – Summary

## SECTION 2 Internal Street Network

### 2.1 Pedestrian and vehicle visibility splays

#### 2.1.1 The HCC response (**Appendix A**), states:

***“Vehicle splays within drawing 6430-MJA-SW-XX-DR-C-003 Rev P4 are based on 20mph (25m) but pedestrian crossing splays within same area of the site are only for 15mph (17m). These splays should be consistent to reflect the design chosen speed for the site and the applicant should provide revised drawing to reflect this”***

#### 2.1.2 In response, MJA have prepared updated drawings which now show 20mph (25m) visibility splays and for both vehicles and pedestrians. The exception to this is the pedestrian splays at the point of access between the site and the recently completed St Thomas’ Mead scheme where the pedestrian splays towards the site access junction only are “1.5m x the distance to the adjacent junction”. This is appropriate and has previously been agreed with HCC. The evidence base for these splays is that this is the point where in-bound vehicles will be turning to enter the site (Ref: HCC TG2, Cl 3.2.10 – “vehicles shall be tracked at a minimum of 10mph at junctions”). The splays towards the junction are 15m (south side) and 22m (north side) which are significantly longer than required for a 10mph design speed (TG3 -11m). The splays are shown on **drawing 6430-MJA-SW-XX-DR-C-003 Rev P6**.

### 2.2 Forward visibility at the point of access

#### 2.2.1 The HCC response (**Appendix A**), states:

***“Forward visibility at entrance to site is noted on drawing however no visibility splays have been shown. Forward visibility splays should be provided on updated plans for assessment”***

#### 2.2.2 In response, MJA have prepared updated drawings which now show a 20mph (25m) forward visibility splay at the point of access between the site and the recently completed St Thomas’ Mead scheme. The updated splay is shown on **drawing 6430-MJA-SW-XX-DR-C-003 Rev P6**.

## SECTION 3      Vehicle tracking

### 3.1      Fire appliance

3.1.1      The HCC response (**Appendix A**), states:

***“The applicant has undertaken vehicle tracking for a fire appliance vehicle, which does not accord with the size of fire appliance vehicle set out in HCC’s TG2. The applicant should revise the size of fire appliance vehicle and submit updated vehicle tracking drawings”***

3.1.1      In response, MJA have prepared updated drawings which now show the HCC approved DB32 Fire Appliance throughout the site. This is shown on **drawing 6430-MJA-SW-XX-DR-C-501 Rev P6**.

### 3.2      Refuse vehicle

3.2.1      The HCC response (**Appendix A**) states:

***“No vehicle tracking has been provided for a refuse vehicle around the bend approaching the site access”***

3.2.2      In response, MJA have prepared updated drawings which now show the refuse collection vehicle around the bend approaching the site access. This is shown on **drawing 6430-MJA-SW-XX-DR-C-500 Rev P6**.

## SECTION 4      Parking and other matters

### 4.1      Parking

4.1.1      The HCC response (**Appendix A**) states:

*“Parallel visitor parking bays are provided at a width of 2.0m x 6.0m. TG1 out the parking requirements for parallel spaces within the highway which would be required to be 2.5m x 6m to prevent overhanging of the vehicles and to reflect the increase in vehicle sizes. HBC Parking Standards do not set dimensions for parallel parking; however, the 2.5m width is in accordance with more recent parking standards across the County”*

4.1.2      In response, the layout provides 3.0m wide spaces, with a 2.0m notionally demarked area for parking a car and a 1.0m flush “step out” area beyond. These generous dimensions will avoid any overhanging in practice.

### 4.2      Other matters

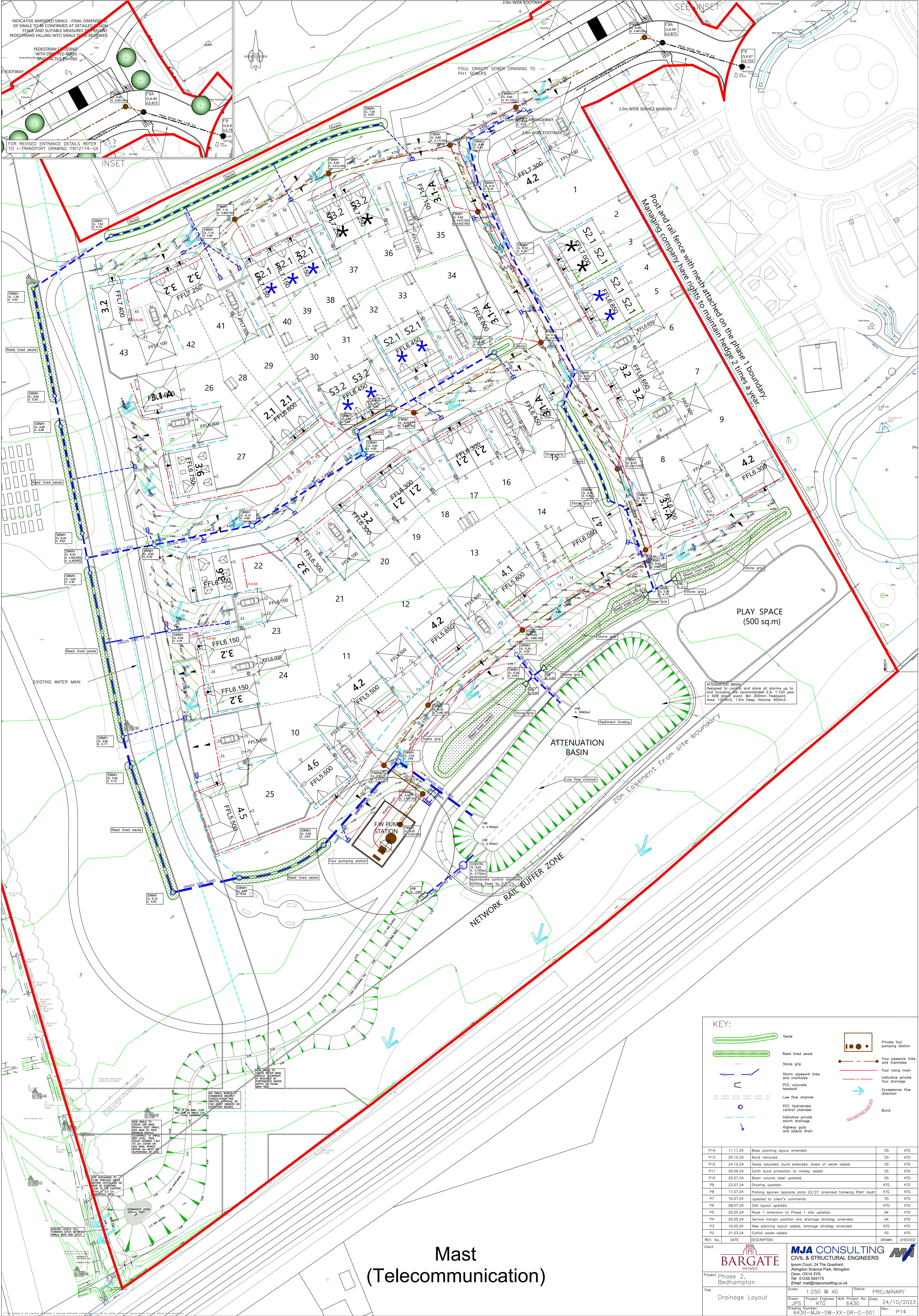
4.2.1      Whilst not relevant to matters raised by HCC, a series of other engineering drawings have been updated to suit the updated site layout and these are included for completeness, these are:

- Drainage strategy layout - **drawing 6430-MJA-SW-XX-DR-C-001 Rev P14**
- Levels layout - **drawing 6430-MJA-SW-XX-DR-C-002 Rev P5**
- SUV tracking - **drawing 6430-MJA-SW-XX-DR-C-502 Rev P5**

## SECTION 5      Summary

- 5.1      Bargate Homes have appointed i-Transport LLP to provide highways and transport advice in support of a Reserved Matters (RM) planning application (APP/24/00612) for the development of 43 dwellings on land at Lower Road, Bedhampton.
- 5.2      Hampshire County Council Highways (HCC) responded to the planning application by letter on 30 September 2024 and requested some further information.
- 5.3      This report has provided the additional information requested by HCC and has covered:
- **Internal Street Network** – with consistent pedestrian and vehicle visibility splays now provided.
  - **Vehicle Tracking** – with updated and “HCC compliant” fire appliance being completed as well as updated refuse collection vehicle tracking.
  - **Parking** – the layout includes 3.0m wide parallel bays.
- 5.4      All matters raised by HCC have been addressed and it is respectfully requested that HCC confirm to the Local Planning Authority that there are no highways objections to the application.

# DRAWINGS



**KEY:**

- Swale
- Reed lined swale
- Stone grip
- Storm pipework links and manholes
- PCC concrete headwall
- Low flow channel
- PCC hydrobrake control chamber
- Indicative private storm drainage
- Highway gully and lateral drain
- Private foul pumping station
- Foul pipework links and manholes
- Foul rising main
- Indicative private foul drainage
- Excessance flow direction
- Bund

|                                         |                                             |                                                                  |                                       |                  |
|-----------------------------------------|---------------------------------------------|------------------------------------------------------------------|---------------------------------------|------------------|
| P14                                     | 11.11.24                                    | Base planning layout amended                                     | SS                                    | KTG              |
| P13                                     | 24.10.24                                    | Bund removed                                                     | SS                                    | KTG              |
| P12                                     | 24.10.24                                    | Swale adjusted, bund extended, levels of swale added             | SS                                    | KTG              |
| P11                                     | 26.09.24                                    | Earth bund protection to railway added                           | SS                                    | KTG              |
| P10                                     | 25.07.24                                    | Basin volume label updated                                       | SS                                    | KTG              |
| P9                                      | 23.07.24                                    | Drawing updated                                                  | KTG                                   | KTG              |
| P8                                      | 17.07.24                                    | Parking spaces opposite plots 22/27 amended following RSA1 Audit | KTG                                   | KTG              |
| P7                                      | 16.07.24                                    | Updated to client's comments                                     | SS                                    | KTG              |
| P6                                      | 08.07.24                                    | Site layout updated                                              | KTG                                   | KTG              |
| P5                                      | 20.05.24                                    | Road 1 extension to Phase 1 site updated                         | AK                                    | KTG              |
| P4                                      | 20.05.24                                    | Service margin position and drainage strategy amended            | AK                                    | KTG              |
| P3                                      | 16.05.24                                    | New planning layout added, drainage strategy amended             | KTG                                   | KTG              |
| P2                                      | 21.03.24                                    | Outfall swale added                                              | SS                                    | KTG              |
| REV. No.                                | DATE                                        | DESCRIPTION                                                      | SS                                    | KTG              |
| Client                                  | MJA CONSULTING CIVIL & STRUCTURAL ENGINEERS |                                                                  | MJA                                   |                  |
| Project                                 | Phase 2, Bedhampton                         |                                                                  | BARGATE HOMES                         |                  |
| Title                                   | Drainage Layout                             |                                                                  | Scale: 1:250 @ A0 Status: PRELIMINARY |                  |
| Drawn: JPS                              |                                             | Project Engineer: MJA                                            | Project No: 6430                      | Date: 24/10/2023 |
| Drawing Number: 6430-MJA-SW-XX-DR-C-001 |                                             | Rec: P14                                                         |                                       |                  |

Mast  
(Telecommunication)



**KEY:**

**Externals:**

- Step Cavity Tray/Raised DPC — SCT/RDPC
- External ground level is level or 0.15m below finished floor level.
- Stepped Cavity Tray or Raised DPC to Structural engineer /Architect's specification.

**Tanking —**

- External level is above finished floor level, specified by structural engineer.
- DPC where ground level is 0.15m below finished floor level.

**Exposed Brickwork —**

- >0.150m below finished floor level

**Retaining Wall —**

- Refer to structural engineer details

**Slab on Edge —**

- Refer to structural engineer details

**Fall Arrows**

**Finished floor levels shown thus:**

**Proposed Levels**

**Primary Access**

**Secondary Access**

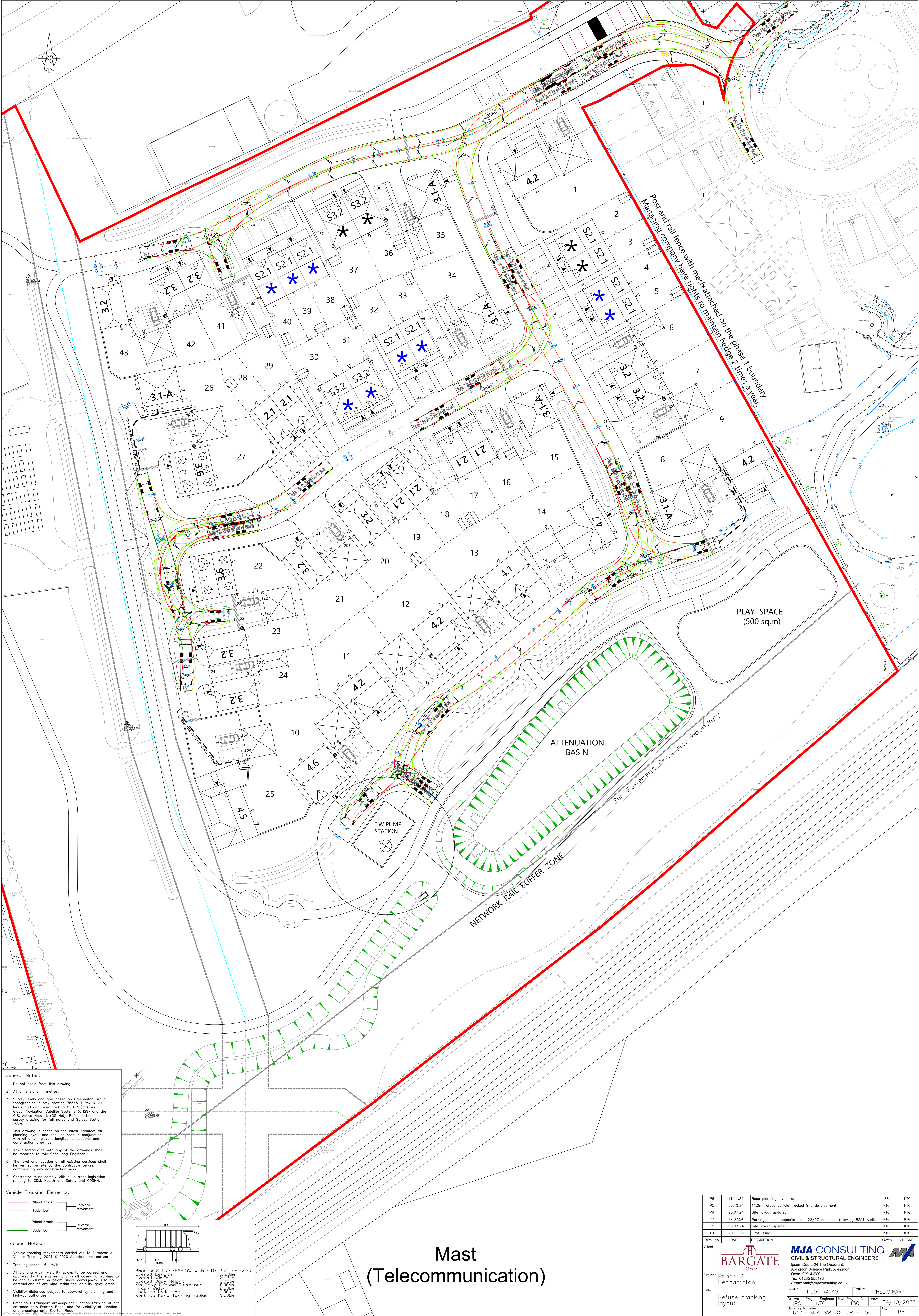
**In accordance with Part-M of the Building Regulations —**

- Every flight of steps with three or more risers (approach to primary access point to have a suitable grippable handrail on one side of the flight (or both sides where the flight is wider than 1000mm). This grippable handrail is 850–1000mm above the pitch line of the flight and extends at least 300mm beyond the top and bottom nosings.

**NOTES:**  
Proposed levels may vary by +/-300mm

|                                                                    |          |                                                                  |       |         |
|--------------------------------------------------------------------|----------|------------------------------------------------------------------|-------|---------|
| P5                                                                 | 11.11.24 | Base planning layout amended                                     | SS    | KTG     |
| P4                                                                 | 23.07.24 | Site layout updated.                                             | KTG   | KTG     |
| P3                                                                 | 17.07.24 | Parking spaces opposite plots 22/27 amended following RSA1 Audit | KTG   | KTG     |
| P2                                                                 | 08.07.24 | Site layout updated.                                             | KTG   | KTG     |
| P1                                                                 | 20.11.23 | First Issue                                                      | KTG   | KTG     |
| REV. No.                                                           | DATE     | DESCRIPTION                                                      | DRAWN | CHECKED |
| Client                                                             |          |                                                                  |       |         |
| BARGATE HOMES                                                      |          |                                                                  |       |         |
| Project Phase 2, Bedhampton                                        |          |                                                                  |       |         |
| Title Levels Layout                                                |          |                                                                  |       |         |
| Scale: 1:250 @ A0 Status: PRELIMINARY                              |          |                                                                  |       |         |
| Drawn: JPS Project Engineer: MJA Project No: 6430 Date: 24/10/2023 |          |                                                                  |       |         |
| Drawing Number: 6430-MJA-SW-XX-DR-C-002 Rev: P5                    |          |                                                                  |       |         |





**General Notes:**

1. Do not scale from this drawing.
2. All dimensions in metres.
3. Survey levels and grid based on Greenhatch Group topographical survey drawing 30542, 7 Rev 0. All levels and grid orientated to OSGB36(15) via Global Navigation Satellite Systems (GNSS) and the O.S. Active Network (OS Net). Refer to topo survey drawing for full notes and Survey Station Table.
4. This drawing is based on the latest Architectural planning layout and shall be read in conjunction with all other relevant longitudinal sections and construction drawings.
5. Any discrepancies with any of the drawings shall be reported to MJA Consulting Engineer.
6. The level and location of all existing services shall be verified on site by the Contractor before commencing any construction work.
7. Contractor must comply with all current legislation relating to CDM, Health and Safety and COSHH.

**Vehicle Tracking Elements:**

|             |                  |
|-------------|------------------|
| Wheel track | Forward Movement |
| Body loc    |                  |
| Wheel track | Reverse Movement |
| Body loc    |                  |

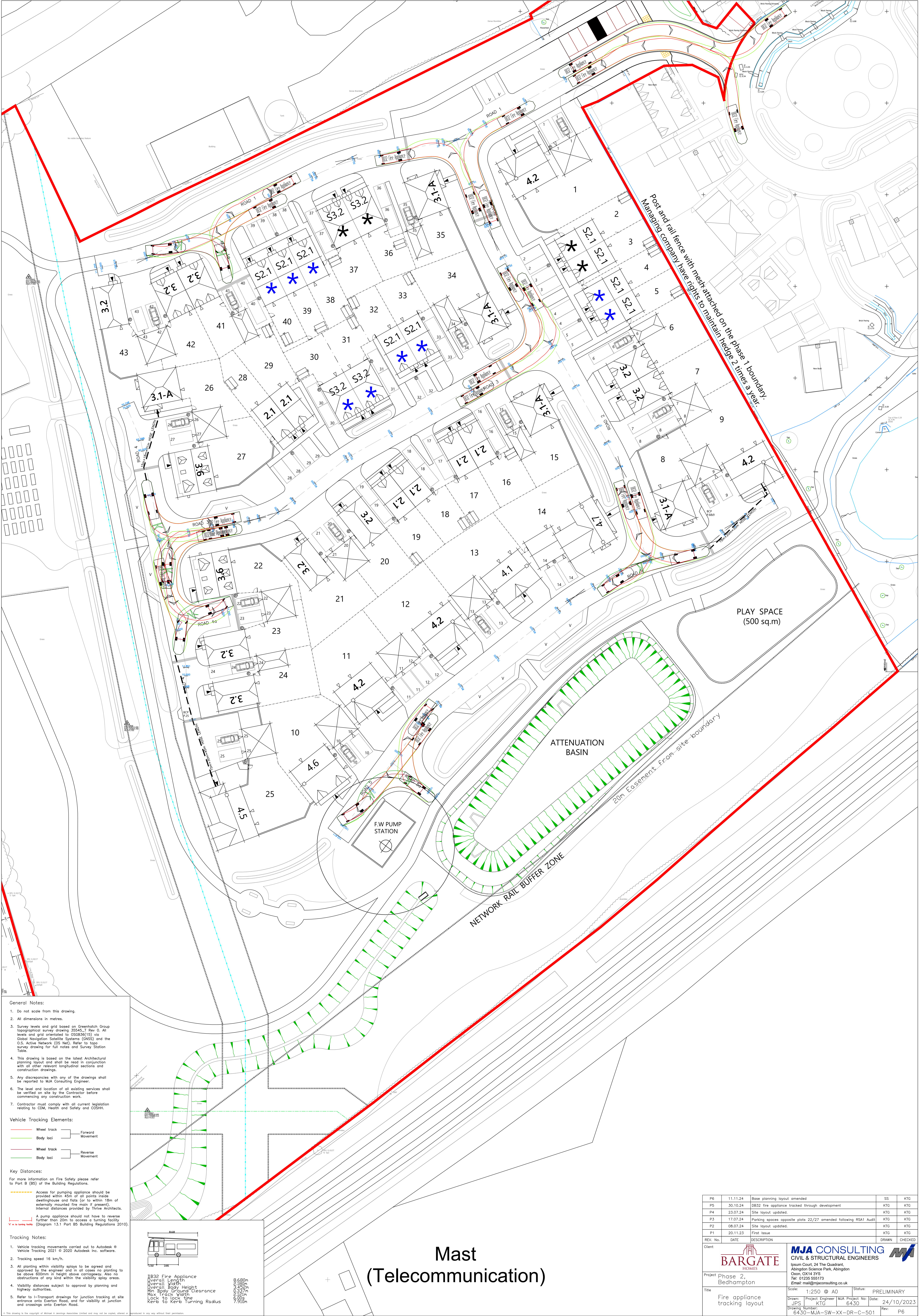
**Tracking Notes:**

1. Vehicle tracking movements carried out to Autodesk® Vehicle Tracking 2021. © 2020 Autodesk Inc. software.
2. Tracking speed 16 km/h.
3. All planting within visibility plays to be agreed and approved by the engineer and in all cases no planting to be above 400mm in height above carriageway. Also no obstructions of any kind within the visibility play areas.
4. Visibility distances subject to approval by planning and highway authorities.
5. Refer to 1-Transport drawings for junction tracking at site entrance onto Everton Road, and for visibility at junction and crossings onto Everton Road.

Phoenix 2 Duo (P2-15W with Elite 6x4 chassis)  
Overall Length 11.2m  
Overall Width 2.55m  
Overall Body Height 3.97m  
Min Body Ground Clearance 0.374m  
Track Width 2.05m  
Lock to lock time 4.00s  
Kerb to Kerb Turning Radius 9.500m

Mast  
(Telecommunication)

|                           |          |                                                                  |                                                                                                                                             |                                          |
|---------------------------|----------|------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| P6                        | 11.11.24 | Base planning layout: amended                                    | SS                                                                                                                                          | KTG                                      |
| P5                        | 30.10.24 | 11.2m refuse vehicle tracked into development                    | KTG                                                                                                                                         | KTG                                      |
| P4                        | 23.07.24 | Site layout updated.                                             | KTG                                                                                                                                         | KTG                                      |
| P3                        | 17.07.24 | Parking spaces opposite plots 22/27 amended following RSA1 Audit | KTG                                                                                                                                         | KTG                                      |
| P2                        | 08.07.24 | Site layout updated.                                             | KTG                                                                                                                                         | KTG                                      |
| P1                        | 20.11.23 | First Issue                                                      | KTG                                                                                                                                         | KTG                                      |
| REV. No.                  | DATE     | DESCRIPTION                                                      | DRAWN                                                                                                                                       | CHECKED                                  |
| Client                    |          |                                                                  |                                                                                                                                             |                                          |
| Project                   |          |                                                                  | MJA CONSULTING<br>CIVIL & STRUCTURAL ENGINEERS                                                                                              |                                          |
| Phase 2,<br>Bedhampton    |          |                                                                  | Ipsium Court, 24 The Quadrant,<br>Abingdon Science Park, Abingdon<br>Oxon. OX14 3YS<br>Tel: 01235 555173<br>Email: mail@mjaconsulting.co.uk |                                          |
| Title                     |          |                                                                  | Scale: 1:250 @ A0                                                                                                                           | Status: PRELIMINARY                      |
| Refuse tracking<br>layout |          |                                                                  | Drawn: JPS<br>Project Engineer: KTG                                                                                                         | MJA Project No: 6430<br>Date: 24/10/2023 |
|                           |          |                                                                  | Drawing Number: 6430-MJA-SW-XX-DR-C-500                                                                                                     | Rev: P6                                  |



General Notes:

- Do not scale from this drawing.
- All dimensions in metres.
- Survey levels and grid based on Greenhatch Group topographical survey drawing 35545-1 Rev. 0. All levels and grid orientated to OSGB36(15) via Global Navigation Satellite Systems (GNSS) and the O.S. Active Network (OS Net). Refer to topo survey drawing for full notes and Survey Station Table.
- This drawing is based on the latest Architectural planning layout and shall be read in conjunction with all other relevant longitudinal sections and construction drawings.
- Any discrepancies with any of the drawings shall be reported to MJA Consulting Engineers.
- The level and location of all existing services shall be verified on site by the Contractor before commencing any construction work.
- Contractor must comply with all current legislation relating to CDM, Health and Safety and COSHH.

Vehicle Tracking Elements:

Wheel track

Body loci

Wheel track

Body loci

Forward Movement

Reverse Movement

Key Distances:

For more information on Fire Safety please refer to Part B (BS) of the Building Regulations

Access for pumping appliance should be provided within 45m of all points inside dwellinghouse and flats (or to within 18m of externally mounted fire main (if present)). Internal distances provided by Thrive Architects.

A pump appliance should not have to reverse further than 20m to access a turning facility (Diagram 13.1 Part B5 Building Regulations 2010).

Tracking Notes:

- Vehicle tracking movements carried out to Autodesk® Vehicle Tracking 2021 © 2020 Autodesk Inc. software.
- Tracking speed 16 km/h.
- All planting within visibility splay to be agreed and approved by the engineer and in all cases no planting to be above 600mm in height above carriageway. Also no obstructions of any kind within the visibility splay areas.
- Visibility distances subject to approval by planning and highway authorities.
- Refer to I-Transport drawings for junction tracking at site entrance onto Everton Road, and for visibility at junction and crossings onto Everton Road.

1250

2881

3668

DB32 Fire Appliance

Overall Length

Overall Width

Overall Body Height

Min Body Ground Clearance

Max Track Width

Lock to lock time

Kerb to Kerb Turning Radius

9.680m

2.180m

2.435m

0.737m

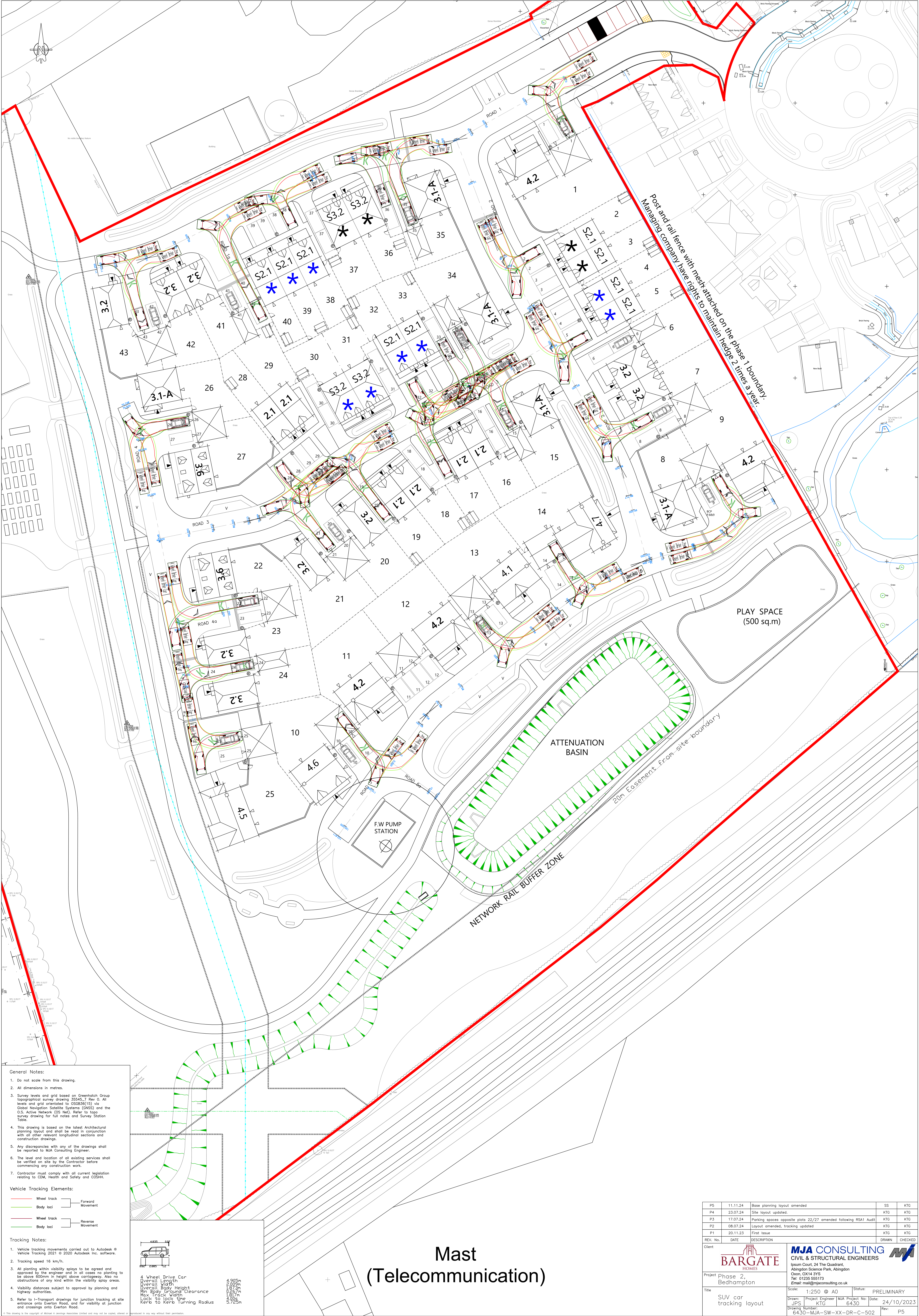
2.61m

5.00s

7.71m

Mast  
(Telecommunication)

|                                      |          |                                                                  |                                                                                                                                 |                       |
|--------------------------------------|----------|------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| P6                                   | 11.11.24 | Base planning layout: amended                                    | SS                                                                                                                              | KTG                   |
| P5                                   | 30.10.24 | DB32 fire appliance tracked through development                  | KTG                                                                                                                             | KTG                   |
| P4                                   | 23.07.24 | Site layout updated.                                             | KTG                                                                                                                             | KTG                   |
| P3                                   | 17.07.24 | Parking spaces opposite plots 22/27 amended following RSA1 Audit | KTG                                                                                                                             | KTG                   |
| P2                                   | 08.07.24 | Site layout updated.                                             | KTG                                                                                                                             | KTG                   |
| P1                                   | 20.11.23 | First Issue                                                      | KTG                                                                                                                             | KTG                   |
| REV. No.                             | DATE     | DESCRIPTION                                                      | DRAWN                                                                                                                           | CHECKED               |
| Client                               |          |                                                                  |                                                                                                                                 |                       |
| BARGATE HOMES                        |          |                                                                  | MJA CONSULTING CIVIL & STRUCTURAL ENGINEERS                                                                                     |                       |
| Project Phase 2, Bedhampton          |          |                                                                  | Ipsium Court, 24 The Quadrant, Abingdon Science Park, Abingdon Oxon, OX14 3YB Tel: 01235 555173 Email: mail@mjaconsulting.co.uk |                       |
| Title Fire appliance tracking layout |          |                                                                  | Scale: 1:250 @ A0                                                                                                               | Status: PRELIMINARY   |
|                                      |          |                                                                  | Drawn: JPS                                                                                                                      | Project Engineer: KTG |
|                                      |          |                                                                  | MJA Project No: 6430                                                                                                            | Date: 24/10/2023      |
|                                      |          |                                                                  | Drawing Number: 6430-MJA-SW-XX-DR-C-501                                                                                         | Rev: P6               |



General Notes:

1. Do not scale from this drawing.
2. All dimensions in metres.
3. Survey levels and grid based on Greenhatch Group topographical survey drawing 35545.7 Rev. 0. All levels and grid oriented to OSGB36(13) via Global Navigation Satellite Systems (GNSS) and the O.S. Active Network (OS Net). Refer to top survey drawing for full notes and Survey Station Table.
4. This drawing is based on the latest Architectural planning layout and shall be read in conjunction with all other relevant longitudinal sections and construction drawings.
5. Any discrepancies with any of the drawings shall be reported to MJA Consulting Engineer.
6. The level and location of all existing services shall be verified on site by the Contractor before commencing any construction work.
7. Contractor must comply with all current legislation relating to CDM, Health and Safety and COSHH.

Vehicle Tracking Elements:

|             |                  |
|-------------|------------------|
| Wheel track | Forward Movement |
| Body loci   | Forward Movement |
| Wheel track | Reverse Movement |
| Body loci   | Reverse Movement |

Tracking Notes:

1. Vehicle tracking movements carried out to Autodesk® Vehicle Tracking 2021 © 2020 Autodesk Inc. software.
2. Tracking speed 16 km/h.
3. All planting within visibility splay to be agreed and approved by the engineer and in all cases no planting to be above 600mm in height above carriageway. Also no obstructions of any kind within the visibility splay areas.
4. Visibility distances subject to approval by planning and highway authorities.
5. Refer to I-Transport drawings for junction tracking at site entrance onto Evertan Road and for visibility at junction and crossings onto Evertan Road.

4 Wheel Drive Car  
Overall Length 4.905m  
Overall Width 2.099m  
Overall Body Height 1.824m  
Min Body Ground Clearance 0.267m  
Max Track Width 1.817m  
Lock to lock time 4.00s  
Kerb to Kerb Turning Radius 5.725m

Mast  
(Telecommunication)

|                 |                         |                                                                  |            |                  |
|-----------------|-------------------------|------------------------------------------------------------------|------------|------------------|
| P5              | 11.11.24                | Base planning layout amended                                     | SS         | KTG              |
| P4              | 23.07.24                | Site layout updated.                                             | KTG        | KTG              |
| P3              | 17.07.24                | Parking spaces opposite plots 22/27 amended following RSA1 Audit | KTG        | KTG              |
| P2              | 08.07.24                | Layout amended, tracking updated                                 | KTG        | KTG              |
| P1              | 20.11.23                | First Issue                                                      | KTG        | KTG              |
| REV. No.        | DATE                    | DESCRIPTION                                                      | DRAWN      | CHECKED          |
| Client          |                         |                                                                  |            |                  |
| Project         |                         | Phase 2, Bedhampton                                              |            |                  |
| Title           |                         | SUV car tracking layout                                          |            |                  |
| Scale:          |                         | 1:250 @ A0                                                       | Status:    | PRELIMINARY      |
| Drawn:          | JPS                     | Project Engineer                                                 | MJA        | Project No: 6430 |
| Drawing Number: | 6430-MJA-SW-XX-DR-C-502 | Date:                                                            | 24/10/2023 | Rev: P5          |

## **APPENDIX A.**    HCC Response

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](http://www.hants.gov.uk)

Enquiries To Michael Okubajo

Direct Line N/A

Date 30 September 2024

My reference 054258

Your reference APP/24/00612

Email [havantdc@hants.gov.uk](mailto:havantdc@hants.gov.uk)

## For attention of Kayleigh Taylor

Dear Madam,

**Re:** Approval of reserved matters comprising layout, landscape, scale and appearance, pursuant to outline planning permission APP/21/01071 for the development of 43 dwellings along with public open space and associated infrastructure works. | Land south of Lower Road and west of Old Manor Farm, Havant

Thank you for your consultation on the above reserved planning application.

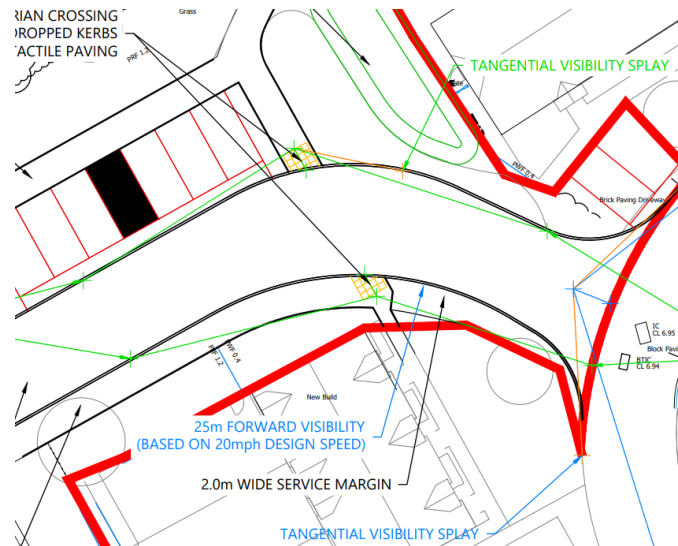
## Background

The applicant submitted a Reserved Matters Note (RMN) to the Highway Authority for review in April 2024. Following comments provided on the RMN by the Highway Authority, to support this reserved matters planning application the applicant has submitted a number of supporting plans which the Highway Authority have reviewed and have the following comments to make.

## Internal Road Network

The proposed internal layout for the site is shown within drawing SL.10. The drawing is limited in nature however the Highway Authority have undertaken a review and comments on the internal layout are provided below. The Highway Authority reserve the right to make additional comments once further information has been provided.

Vehicle splays within drawing 6430-MJA-SW-XX-DR-C-003 Rev P4 are based on 20mph (25m) but pedestrian crossing splays within same area of the site are only for 15mph (17m). These splays should be consistent to reflect the design chosen speed for the site and the applicant should provide revised drawing to reflect this.



Forward visibility at entrance to site is noted on drawing however no visibility splays have been shown. Forward visibility splays should be provided on updated plans for assessment.

The current proposals do not meet adoptable standards, and it is not expected that this would be put forward for adoption. However, if this to be adopted the proposed layout would need to comply with the requirements of TG1 and TG2. Changes that would be required would be:

- Provision of 2.0m footways throughout
- Suitable provision to cross pedestrians from plots to footways and avoid dropping pedestrians directly into carriageway
- All areas facilitating visibility splays to be offered for adoption
- Lighting design to adoptable standards in accordance with TG13
- Drainage requirements in accordance with TG6-4/TG8-1/TG8-2

## Vehicle Tracking

The applicant has undertaken vehicle tracking for a fire appliance vehicle, which is not accord with the size of fire appliance vehicle set out in HCC's TG2. The applicant should revise the size of fire appliance vehicle and submit updated vehicle tracking drawings.

No vehicle tracking has been provided for a refuse vehicle around the bend approaching the site access.



The applicant should update the submitted vehicle tracking to include the bend approaching the site access for assessment.

### **Stage One Road Safety Audit (RSA1)**

The applicant has submitted a Stage One Road Safety Audit (RSA1) for the internal layout of the application site. The safety audit raised two problems (items 8.1 and 8.2) which highlighted visibility splay encroaching over a private area and pedestrian footpath which exits into a layby which could be blocked by parking vehicles. The safety audit provides recommendations to amend the design to remove the conflicts/problems.

The designer's response to problem 8.1 states that covenants and/or planting scheme will be designed to ensure visibility splays are not compromised. The designer's response to problem 8.2 states that parking spaces have been adjusted to ensure that the path passes between parking spaces to improve pedestrian visibility.

The submitted RSA1 has assessed the internal road network of the site, and the highway Authority are satisfied with the designer's responses to the problems highlighted by the safety auditor.

### **Car Parking**

Car parking spaces serving each residential property have been provided at 2.4m x 5.0m which is in accordance with HBC's adopted parking standards. In their capacity as local parking authority, HBC will determine whether the quantum of parking is considered sufficient.

Parallel visitor parking bays are provided at a width of 2.0m x 6.0m. TG1 out the parking requirements for parallel spaces within the highway which would be required to be 2.5m x 6m to prevent overhanging of the vehicles and to reflect the increase in vehicle sizes. HBC Parking Standards do not set dimensions for parallel parking; however, the 2.5m width is in accordance with more recent parking standards across the County.

All visitor bays are provided with an area of hardstanding to the rear of the parking space which is considered acceptable.

**Cycle Parking**

Cycle parking for the application site is provided for each plot within a garden shed or to the rear within the proposed garden as presented in drawing PSL.01. This is noted and the provision is considered acceptable.

**Recommendations**

Having regard to the above, there is insufficient information for the Highway Authority to provide comments on this planning application. Further comments will be provided upon receipt of the above requested information.

Yours sincerely,

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