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Enquiries To Chris Hirst

Direct Line

Date 2 July 2024

My reference 053762

Your reference APP/23/01078

Email havantdc@hants.gov.uk

Dear Madam,

Fowley Cottage, 46 Warblington Road, Emsworth, PO10 7HH

Demolition of existing dwelling and replacement with 4No 2bed, 8No 3bed, 2No 4bed dwellings and 1No. 5bed dwelling

Thank you for reconsulting the Highway Authority on the above planning application.

The applicant has now supplied a Stage 1 Road Safety Audit for the site access. The audit identifies two issues around the need to provide a pedestrian crossing point at the site access, and also the requirement to raise the canopy of the tree located within the eastern visibility splay to ensure that approaching vehicles are visible to vehicles egressing the site. Within the designer's response, the applicant has agreed to raise the tree canopy and implement tactile paving at the crossing point.

The Highway Authority therefore considers the proposed access acceptable.

Amendments have also been made to the internal layout to amend the location of cycle stands and parking bays impacted by the refuse vehicle tracking. With the amended locations, it is noted that the tracking for a refuse vehicle no longer impacts on either parking facility and is therefore considered acceptable.

Recommendation

The applicant has satisfactorily addressed the Highway Authority's previous comments.

The Highway Authority therefore recommends no objection, subject to the following conditions:

Director of Hampshire 2050
Gary Westbrook

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.

ACCESS CONSTRUCTION PROVISION

No development shall start on site until the access, including the footway and/or verge crossing shall be constructed in accordance with the approved plans. The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 1 metre 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.

Yours sincerely,

Chris Hirst

Director of Hampshire 2050
Gary Westbrook