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Enquiries To Sophie Osborne
Direct Line 0370 779 5232
Date 13 June 2022

My reference 046313
Your reference APP/21/01259
Email havantdc@hants.gov.uk

Dear Sirs,

Phase 3B West of Waterlooville MDA, Land adjacent to and north of the Allotments, Forest End, Waterlooville

Reserved Matters Application for development within Berewood Phase 3b comprising 122 dwellings in total (20 of which are located within the Borough of Havant) associated amenity space, access, garages, parking, internal road, pathways and associated landscaping (matters of layout, appearance, access, landscape and scale) pursuant to application ref: APP/10/00828.

Discharge of conditions 3, 6, (ii) a, b, d, e, f, h, i, j, k, l, m, n, 7, 11, 16 and 18

Thank you for your reconsultation on the above planning application. The Highway Authority wish to make the following comments.

For clarity, the Highway Authority requested the following further information in our response dated 30th March 2022:

- Clarification required as to why road 6 is proposed to have a width of 6.0m if it is shared use;
- Confirmation requested as to whether a 0.5m margin is to be provided for the maintenance of kerbs/service provision where no footway/verge is present;
- Drawing 25418-MBL-XX-00-DR-D-0100 should be updated showing a 2.0m hardstanding/footway behind the visitor parking spaces;

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Stuart Jarvis BSc DipTP FCIHT MRTPI*

- Footway should be removed from drawing 25418-MBL-XX-00-DR-D-0100 along road 6 as this road is to be shared surface – verges should be placed here instead;
- Drawing 25415-MBL-XX-00-DR-D-0100 should be updated showing how a shared area will be defined – this could be provided through a change of materials for example which could be finalised at the Section 38 design check stage;
- Forward visibility has still not been provided at location A. If the applicant wishes to not leave the internal layout as it is, the layout should be revised to ensure a 25.0m forward visibility can be achieved around the bend;
- All parallel parking bays should be 2.4m with a 2.0m hardstanding/footway at the back – drawings should be updated to ensure all visitor spaces meet this requirement; and
- Dwelling structures should be a minimum of 1.0m from the highway boundary to allow for roof drainage within the property boundary. The layout of plot 46 and 20-23 should be revised to ensure this

Drawing 25418-MBL-XX-00-DR-D-0100 P4 shows the general arrangement of Phase 3B. The following amended highway information has been submitted and reviewed as well as the response to our previous comments:

- Drawing 25418-MBL-XX-00-DR-D-0005 – Visibility Splays 1 of 3 P3; and
- Drawing 25418-MBL-XX-00-DR-D-0007 – Visibility Splays 3 of 3 P3

The Highway Authority engaged with the applicant directly to discuss concerns regarding the resubmitted information. Following on from this the applicant further submitted the following revised information:

- Drawing 25418-MBL-XX-00-DR-D-0005 – Visibility Splays 1 of 3 P4; and
- Drawing SL01 Rev D – Site Layout

It is noted that the general arrangement of Phase 3B (drawing no 25418-MBL-XX-00-DR-D-0100 P4) has not been updated with revised information following discussions with the applicant. It is requested that this is updated to reflect revisions as shown in drawing SL01.

Whilst the majority of concerns have been addressed; some remain outstanding. This has been laid out below.

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Road 6

As this road is now proposed to not be shared use, the applicant should explore the scope to provide a footway on both sides of the carriageway. If this is not possible, a verge should be provided on the western side of the carriageway rather than a footway indicating this is to be a shared use road. Drawing 25418-MBL-XX-00-DR-D-0100 should be updated to reflect this.

Footways

Multiple locations on road 6 are not being offered up for adoption (private walkways from driveways) leaving gaps in the highway margin. This continuous stretch should be offered up for adoption by the Highway Authority. Drawing 25418-MBL-XX-00-DR-D-0100 should be updated to reflect this.

Road 5

Blacktop strip has now been provided behind the visitor spaces. This is considered acceptable.

Crossing Points

The Highway Authority still disagree with the number of crossing points being provided throughout the development; however, this can be signed off and resolved during the S38 detailed design check.

Visibility Splays

Drawing 25418-MBL-XX-00-DR-D-0005 and SL01 has been updated to show 24.0m forward visibility at XXX. In principle, 24.0m visibility in this location is acceptable however, this will need to be formalised at the S38 detailed design stage. As noted above, drawing 25418-MBL-XX-00-DR-D-0100 should be updated with the removal of the 'give way' markings at the bend road 3 now forward visibility has been provided.

Parking

Amendments regarding the parallel visitor parking spaces are agreed.

A 2.0m footway is to be provided behind all parking bays within the S38 highway boundary to be submitted as part of the S38 Design Audit. This is accepted.

Highway Boundary

Amendments to dwellings structures are agreed in principle, however this will need to be formalised at the S28 detailed design stage.

Having regard to the above, the Highway Authority require the following further information before a formal recommendation can be made:

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- Applicant should explore the scope to provide a footway on the eastern side of road 6 – if one cannot be provided a verge should be provided in place of the existing footway to indicate shared surface;
- Drawing 25418-MBL-XX-00-DR-D-0100 should be updated showing a continuous stretch being offered up for adoption along the eastern side of road 6; and
- Drawing 25418-MBL-XX-00-DR-D-0100 should be updated with removal of keep clear markings following direct discussions with the applicant

Yours faithfully,

Sophie Osborne
Assistant Transport Planner – Highways Development Planning

Director of Economy, Transport and Environment
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