

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 Chris Hirst

Direct Line

Date 23 May 2024

My reference 053214

Your reference APP/24/00274

Email havantdc@hants.gov.uk

Dear Sir,

Langstone Technology Park, 2B Langstone Road, Havant, PO9 1SA

Submission of reserved matters (appearance, landscaping, layout and scale) for Phase 2 only pursuant to outline planning permission APP/22/00172 for phased demolition of existing buildings and the erection of new flexible use employment floorspace (Use Classes E(g)(i)-(iii)/B2/B8) and ancillary uses (Use Classes E(b), E(d) and E(f)); and associated works. All matters reserved except Access.

Thank you for consulting the Highway Authority on the above reserved matters application. The submission follows the outline permission granted under APP/22/00172 for the re-development of Langstone Technology Park and covers Phase 2 of the site.

The redline boundary for Phase 2 is shown in drawing number 001. The redline encapsulates Units 5, 6 and 7 covering a total 8,690 sqm, the internal access road and the Footpath 51 improvement works.

Footway/Cycleway Improvements

The footway/cycleway works along the northern side of the site access road are covered under Condition 23 of the outline permission but, given that they are also being shown within the application for Phase 2, the Highway Authority has commented on the proposed amendments. LTN 1/20 sets out that shared use routes should be a minimum 3.0m in width; however, drawing number 005 notes that the path is to be widened to 2.5m. As identified within the Highway Authority's response to the outline application, the path should be widened to 3.0m to safely accommodate pedestrians and cyclists routing from Langstone Road towards the development and vice versa.

Director of Hampshire 2050
Gary Westbrook

Furthermore, the plan does not indicate that the parapets over the bridge will be raised. Given that the route will now accommodate cyclists, the parapets will need to be raised to a minimum of 1.5m. The works will need to be supported by a Stage 1 Road Safety Audit.

A Section 278 design check submission has not been submitted for the Footpath 51 improvement works. In the absence of an agreed scheme, the Highway Authority is unable to confirm whether the works shown in drawing number 003 are suitable.

Further information and amendments are required before the Highway Authority can accept the access road and Footpath 51 improvement works.

Site Layout

Phase 2 is to be accessed via a bellmouth junction on the southern side of the site spine road. The Highway Authority previously reviewed tracking drawings for an articulated vehicle entering this parcel of the development through the outline planning application. Although it is noted that the internal layout of Phase 2 has changed, the width of the access appears to have remained the same so although updated tracking has not been undertaken, the Highway Authority are satisfied with the access proposal.

Pedestrian crossing points are provided across the sections of formal footway within the site, whilst the remainder of the site is subject to a section of virtual footway. Although the virtual footway is located across the HGV servicing areas, it is considered unlikely that there will be a high level of pedestrian movements across these areas given the location of the car parking areas and the building entrances.

Car Parking

The proposed parking layout is set out in drawing number 072. The Highway Authority are satisfied with the proposed layout, although Havant Borough Council should confirm whether they are satisfied that the quantum of parking meets adopted parking standards in their capacity as local parking authority.

Cycle Parking

A total of 3 covered cycle stores are proposed within the site, located in close proximity to the building entrances. 60 cycle spaces will be provided across this phase of development which is considered suitable.

Recommendation

The Highway Authority requires additional information before a recommendation can be made on the proposed development.

Yours Sincerely,

Chris Hirst, Highways Development Planning, Hampshire 2050.

Director of Hampshire 2050
Gary Westbrook