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Date 20 January 2023

My reference 048282

Your reference APP/22/01072

Email havantdc@hants.gov.uk

Dear Sir,

81C London Road, WaterlooVille, PO7 7EL

Demolition of existing building for the construction of 15No. flats with two Class E (Commercial, Business and Service) units on ground floor with bin and cycle store

Thank you for your consultation on the above planning application. To support this application, the applicant has submitted a design and access statement which the Highway Authority have reviewed and have the following comments to make.

Sustainable Access

The site is located within WaterlooVille Town Centre in close proximity to local shops. Regular bus services also serve stops near the site providing connections to Havant, Portsmouth and the wider area.

Site Access

Vehicular access to the development is via the existing dropped kerb to the rear along Swiss Road. Vehicular visibility and pedestrian intervisibility visibility splays should be provided in accordance with HCC Technical Guidance TG3 to ensure that the appropriate visibility can be achieved considering the alterations at the site boundary.

It is noted that the aisle width for the access road is narrow (2.5m) however low vehicular flows are likely to be present and there is appropriate visibility to ensure that no reversing onto the highway occurs.

Refuse/Servicing

Refuse and servicing arrangements for the development should be confirmed. Carry

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distances and drag distances for refuse should be confirmed and should be in accordance with Manual for Streets. The Highway Authority reserve the right to request further information from the applicant on receipt of this further information.

A fire tender should also be able to access dwellings within the required distance as laid out within Manual for Streets and this should also be clarified.

Parking Provision

The applicant is proposing 5 vehicle parking spaces and 15 cycle spaces. It is Havant Borough Council's responsibility as local parking authority to confirm whether these parking arrangements are acceptable. The Highway Authority however have the following comments to make.

The proposed cycle parking is 8 short of the long stay cycle requirements as laid out within Havant Borough Council's Parking Supplementary Planning document for residential development. It is not agreed that ample secure cycle parking has been provided to counteract the limited proposed parking on site. No consideration has been given towards cycle parking for the retail units and this should also be included within cycle parking numbers. Further thought should be given to the number of proposed cycle parking spaces.

Dimensions of the parking spaces should be confirmed to ensure they are in accordance with the standards as laid out within Havant Borough Council's Parking SPD. The aisle width in between parking spaces should also be confirmed to ensure there is appropriate space for a vehicle to manoeuvre.

Site Layout

The layout of the parking court in its current format creates an awkward manoeuvre for those dragging refuse from the bin store to the collection only bin spaces and for those trying to access the bike stores. Should a vehicle be parked outside of the allocated bays this would block any required movements. Further consideration should be given to the site layout based on these comments.

Recommendations

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

- Vehicular visibility and pedestrian intervisibility splays in accordance with Hampshire County Council Technical Guidance TG3;
- Refuse and servicing arrangements should be confirmed and required distances should accord with the requirements as laid out within Manual for Streets;
- Dimensions of parking spaces should be provided;

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- Dimensions of the aisle width between parking spaces should also be provided;
and
- Further consideration should be given to the parking layout

Yours faithfully,

Sophie Osborne
Transport Planner – Highways Development Planning

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