

For Attention of: Mr G Christie of Havant Borough Council

Site: The South Downs College, College Road, Purbrook, Waterlooville, PO7 8AA

Proposal: Redevelopment of southern section of site to provide 102 dwellings comprising 56 No. 2, 3 & 4 bed houses and 46 No. 1 & 2 bed flats with associated parking, landscaping, waste and cycle storage. New roundabout access from College Road.

Application Number: APP/22/00439

Our Reference: 95352 (Tracker No: #17151)

Dear Mr Christie

Thank you for your letter dated 23rd June 2022 regarding the above planning application.

National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such National Highways works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

We will therefore be concerned with proposals that have the potential to impact the safe and efficient operation of the SRN, in this case the A3(M) and specifically Junction 4.

The proposals seek to deliver 102 dwellings, however, we have reviewed the Transport Assessment and Planning Statement and have found a discrepancy regarding the proposed development unit types. The Planning Statement refers to

30% of the proposed units being 'affordable' whereas the Transport Assessment refers to all the units as 'affordable' and subsequently uses an 'affordable / local authority houses' trip rate which is used in the proposed trip generation calculations and impact assessment.

The Transport Assessment should assess the development based on a worst-case scenario for the units proposed. Please can clarity be provided on the proposed unit types and if needed, provide an updated Transport Assessment with the correct trip rate used.

Based on the above National Highways currently does not agree with the approach used in the Transport Assessment.

National Highways recommends that the Local Planning Authority does not grant planning permission for this application (Ref: APP/22/00439) for a period of 56 days (until 7th September 2022) from the date of this recommendation to enable further assessment to be undertaken.

Please find attached our formal NHPR response.

Regards

Mrs Beata Ginn

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