

Havant Borough Council
Civic Offices
Civic Centre Road
Havant
PO9 2AX

*Economy, Transport and Environment Department
Elizabeth II Court West, The Castle
Winchester, Hampshire SO23 8UD*

Tel: 0300 555 1375 (General Enquiries)
0300 555 1388 (Roads and Transport)
0300 555 1389 (Recycling Waste & Planning)
Textphone 0300 555 1390
Fax 01962 847055
www.hants.gov.uk

Enquiries To Sophie Osborne

Direct Line

Date 25 April 2022

My reference 045956

*Your
reference* APP/21/00857

Email havantdc@hants.gov.uk

Dear Sir,

Land at Sinah Lane, Hayling Island

Variation of conditions 2 and 5 of Planning Permission APP/20/01093 (Erection of 195No. dwellings, associated open space, pumping station, sub-station and formation of new vehicular access off Sinah Lane. Change of use of land from agricultural to a Wader and Brent Geese Refuge Area) to replace approved Winter Bird Mitigation Strategy (containing Winter Bird Mitigation Plan) with an updated document which shows a temporary access via a new farm gate (2m tall) at the northern end of North Shore Road to facilitate access into the Winter Bird Mitigation Area by the RSPB for the purpose of maintenance and management, until such a time as the Area may be safely accessed via the previously approved access.

Thank you for your reconsultation on the above planning application. The applicant has now submitted vehicle tracking for a tractor and trailer passing parked cars along North Shore Road as requested by the Highway Authority in its previous response dated 22nd March 2022. The Highway Authority have reviewed the tracking and remain concerned about the proposals. These concerns are as follows.

Whilst the tracking shows the location of a few parked cars along North Shore Road, it is evident from site observations that there is frequent on-street parking throughout the road on the approach to the field gate, exceeding that which has been shown. The tractor and trailer would therefore be required to pass a far higher number of vehicles

*Director of Economy, Transport and Environment
Stuart Jarvis BSc DipTP FCIHT MRTPI*

than the tracking demonstrates, which has not been provided for within the drawing. The tracking drawing also assumes that all parked vehicles occur on one side of the road whereas, in reality, the cars park along both sides on North Shore Road. In places, this requires passing cars to slalom in between parked vehicles which is a manoeuvre that a much larger vehicle will not be able to achieve.

The tracking provided does not demonstrate that the tractor can safely pass the parked vehicles shown and as stated. The vehicle can be seen to frequently need to overrun the kerb, which would cause damage to the kerbs and verge, alongside any street furniture present creating highway safety defects. The tracking also only shows the wheel track of the vehicle, which demonstrates that the tractor often comes very close to touching the parked vehicles. In reality, the overhang of the tractor/trailer is likely to result in the parked cars being hit by the passing vehicle, especially if the car isn't parked tight to the kerb. The parked cars are also only shown in areas within the proposed drawing where it can be demonstrated that the proposals are achievable.

Furthermore, no consideration has been given to the tractor and trailer meeting a moving vehicle on North Shore Road. This would further exacerbate the issues listed above and result in one or both vehicles needing to mount the footway.

The Highway Authority therefore remain of the view that the use of North Shore Road for such agricultural vehicles is not appropriate. The tracking drawing demonstrates that a tractor and trailer cannot safely manoeuvre along North Shore Road to access the field gate.

The current permission does not allow for access for North Shore Road and this was considered at the early planning stage and deemed inappropriate for the reasons listed above, leading to alternative arrangements being secured through the planning permission granted. No additional information has been provided which changes this position.

It is therefore considered that the use of North Shore Road for agricultural vehicles would result in increased risk of conflict between parked and moving cars preventing the safe operation of the highway.

Having regard to the above, the Highway Authority object to the use of the field gate as a temporary access to the bird mitigation area. The applicant is therefore refused for the following reason:

In the opinion of the Highway Authority the proposals involve development that would lead to an unacceptable impact on Highway Safety and/or the residual cumulative impact on the road network would be severe which would be contrary to the NPPF paragraph 111.

Director of Economy, Transport and Environment
Stuart Jarvis BSc DipTP FCIHT MRTPI

Yours faithfully,

Sophie Osborne

Assistant Transport Planner – Highways Development Planning

Director of Economy, Transport and Environment
Stuart Jarvis BSc DipTP FCIHT MRTPI