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Enquiries To Chris Hirst
Direct Line 0370 779 0563
Date 22 March 2022

My reference 036199
Your reference APP/20/01221
Email havantdc@hants.gov.uk

Dear Sirs,

Land to the west of B&Q, Purbrook Way, Havant

Erection of retail foodstore with associated car parking, access, landscaping and engineering works

Thank you for reconsulting the Highway Authority on the above planning application.

Further to the Highway Authority's response dated 14th January, discussions have been held with the applicant regarding the £202,000 contribution requested towards pedestrian and cycle improvements along Purbrook Way to offset the increased severance created by the vehicular improvement scheme at the eastern A3(M) J3 roundabout.

The Highway Authority continue to maintain that the measures put forward on the B&Q arm of the eastern A3(M) J3 roundabout provide an overall disbenefit to pedestrians and cyclists. Whilst improvements are being provided in the form of improved visibility splays, reduced vehicle speeds on the junction approach and the provision of tactile paving, these measures are not considered to outweigh the increased traffic flow as a result of the development, the increased crossing width and the requirement for pedestrians and cyclists to now cross two lanes of traffic to access the splitter island.

The Highway Authority have maintained this view throughout discussions, particularly in light of the established LTN 1/20 guidance, emerging LTP4 guidance and the Havant

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LCWIP which seeks to prioritise pedestrian and cycle movements over vehicular movements at junctions.

The previous £202,000 contribution was calculated by taking the total cost of identified LCWIP schemes, centred around pedestrian and cycle improvements in the vicinity of the site, and calculating the percentage increase of traffic through the B&Q arm of the junction as a result of the development in the local network peak hours. Following discussions with the applicant, it has been agreed to take this calculation as the average over the course of the week to represent the overall impact of the development, and to also take account of an element of linked trips to the B&Q store which hadn't previously been accounted for. Consideration was also given to the physical costs of implementing the pedestrian and cycle improvements referenced previously within this response.

Taking account of the above, the Highway Authority have agreed to accept a £124,500 contribution towards pedestrian and cycle improvements along Purbrook Way to help offset the increased severance created by the two-lane vehicle approach which is required to mitigate the impact of the proposed development. The contribution will be secured via a Section 106 agreement.

Following agreement over the contribution value, the Highway Authority recommend no objection to the proposed development, subject to the following S106 obligations and conditions.

S106

- Prior to commencement of development to enter into a Highways agreement for the pedestrian and cycle link as shown indicatively on drawing number AD 110 Rev C. To implement the pedestrian and cycle link to the Highway Authority's satisfaction prior to occupation of development.
- Prior to commencement of development, to enter into a Highways agreement for the A3(M) J4 improvements as detailed in drawing number B/LIDLPUROBROOKWAY2.1/06 Rev H. To implement the 4 improvement works to the satisfaction of the Highway Authority prior to occupation of development.
- Prior to occupation of development, to pay the pedestrian and cycle contribution of £124,500.
- Payment of the Travel Plan approval and monitoring fees along with the bond.

Conditions

A Construction Traffic Management Plan shall be submitted to, and approved in writing, by the Local Planning Authority (in consultation with Hampshire County Council Highway Authority) before development commences. This should include construction traffic routes and their management and control, parking and turning provision to be made on site, measures to prevent mud being deposited on the highway, adequate

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provision for addressing any abnormal wear and tear to the highway, and a programme for construction.

Reason: In the interest of highway safety.

I trust that the above is clear but should you have any queries, please do not hesitate to contact Chris Hirst on the number noted above.

Yours Sincerely,

Gemma McCart – Transport Team Leader

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