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Enquiries To Sophie Osborne

Direct Line 0370 779 5232

Date 16 September 2021

My reference 033587

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 consulting the Highway Authority on the above planning application.

The applicant is proposing a change of use of land to be accessed via a temporary access via a new farm gate at the northern end of North Shore Road.

The Highway Authority will require a diagram showing the length of the proposed new drop kerb along with visibility splays for this new access via the farm gate. For further information on visibility splays please see the Hampshire County Council Technical Guidance TG3 using the following link: [Microsoft Word - TG3 Technical Guidance Note](#)

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

- Stopping Sight Distances and Visibility Splays
(A1001001A17F05B10508J50123)1.docx (hants.gov.uk)

Additionally, it is recommended to the applicant that they should be made aware that subject to any planning permission being granted by the Local Planning Authority, a subsequent agreement will need to be granted by HCC as Highway Authority to undertake the drop kerb works on the Highway. Details of this procedure can be found via the following link: [Apply for a vehicular access | Hampshire County Council \(hants.gov.uk\)](#). It is important to note that if there are any minor utility diversions that are required to facilitate the dropped kerb then additional costs may arise in addition to the initial application fee. The applicant should also be aware that if an existing access is to be closed, a full height kerb should be reinstalled.

Furthermore, the Highway Authority require the details of the maximum sized vehicle that will access the field gate along with tracking to show that they can access and egress the site in a suitable manner. Additionally, the Highway Authority request the number of daily/weekly movements of vehicles and the anticipated time scales for using the field gate.

The applicant should understand that any agreement to using North Shore Road is on a temporary basis, with permanent access to be provided through the site as agreed at planning.

Whilst the Highway Authority can confirm that the above planning application will not have a detrimental impact on the wider highway network, the Highway Authority require the additional information before a formal recommendation can be made.

Yours faithfully,

Sophie Osborne

Assistant Transport Planner – Highways Development Planning

Director of Economy, Transport and Environment
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