

Consultee Comments for Planning Application APP/21/00647

Application Summary

Application Number: APP/21/00647

Address: Land south of The Mallards and west of Langstone Road, Havant

Proposal: Outline (all matters reserved except for access) application comprising 65no. dwellings with access from The Mallards, together with car parking, landscaping, electrical substation, public open space and associated work.

Case Officer: Adrian Ellis

Consultee Details

Name: Consultee HBC Drainage Civil Engineering Team Leader

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: steve.mountain@havant.gov.uk

On Behalf Of: Engineering/Drainage

Comments

Accommodation needs to be made for pedestrian and cycle access to the west of the site.

Although this may not currently be possible, the design of the development should not preclude its future provision. This should be in the form of a route allowing access to the north-south footpath which links the west end of Mill Lane to Penner Road and Langstone Technology Park (Havant footpath 51) which could use the existing bridge over the Lavant Stream. This would create a viable traffic free / low traffic route for cyclists between Hayling and destinations to the west, avoiding the A3023 which although a shared cycle track on the west side is not in accordance with current standards (LTN1/20) and has reportedly seen conflict between cyclists using it and residents leaving their driveways over the track. This is in accordance with the Council's stated aim to support the development of walking and cycling as viable alternatives to the private car for local journeys.

All surface water drainage provided should be in accordance with latest SuDS standards. The Lavant Stream is an important wildlife corridor and the western boundary treatment should reflect this importance. As a main river, consent from the Environment Agency will be required for any works within the associated main river approval easement, and for any direct outfalls to the river. The Environment Agency is currently considering a project to improve the quality and visibility of the corridor and an appropriate contribution towards this project should be sought.