

From: Peter Marshall
Sent: 13 November 2014 11:07
To: David Eaves
Subject: RE: APP/14/00767 Land at Nursery Fields, Havant

Highway Authority Planning Response -Additional units at Nursery Gardens , Southleigh Road Havant. Application number r14/00767

Highway Network

The original application app was supported by a Transport Assessment (and this application is supported by a Transport Addendum which quantifies the amount and modes of all the journeys that the proposed development will generate.

It investigates the impact of the increased traffic flow on the surrounding road network and junctions.

The Transport assessment and the Transport Addendum have been reviewed by the Highway Authority and given the guidance in the National Planning and Policy Framework (NPPF) the proposed changes consisting of 9 additional dwellings, a Community Centre, and a reduction in the number of allotments will not result in a material impact on the local highway network and therefore can not be prevented or refused on transport grounds as the effect on the residual cumulative impacts of the development on the surrounding highway network can not be defined as severe.

Modes of Travel

A Draft Travel Plan was submitted with the original application which included initiatives and targets to encourage modal shift away from the private motor vehicles to other means of travel

Layout of Estate.

The layout of the estate meets the recommendations contained within Manual for Street Design (MfS) guide. The detailed drawings within the previous planning application submission demonstrate that the proposed layout would provide satisfactory servicing arrangements for emergency vehicles, delivery vehicles, fire appliances and refuse vehicles. This new application shows an additional turning head on the proposed private driveway which ensures that the modified layout can be adequately serviced.

The road and footway network will be built to an adoptable standard and will be maintained and managed by a company set up or selected by the developer. This maintenance agreement will be secured by means of a 106 Agreement.

A 106 legal agreement will be required to insure that general public have the right to pass and re-pass over the public area, road and footways to insure integration of the proposed development into the surrounding existing settlement.

Parking

The parking provided (including cycle long term and short term storage) for the 9 additional dwellings, the Community Centre, and allotments meets the standards contained with the Havant Borough Council Parking Standards.