

Julia Potter
Head Executive, Economy & Planning
Havant BC

From: Helen Batty

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4 February 2015

Thank you for your letter on 12 January 2015 advising the Highways Agency (HA) of the above planning application.

The HA is an executive agency of the Department for Transport (DfT). We are responsible for operating, maintaining and improving England's strategic road network (SRN) on behalf of the Secretary of State for Transport, which in this case is the A27.

The proposal is for a 4 storey hotel (approximately 81 beds) and a separate family restaurant (Class A3 use) with a gross floor area of 1,272m². A proposal of this scale has the potential to impact the safe and efficient operation of the SRN, specifically the A27 Langstone Road junction. We would be concerned if any material increase in traffic were to occur on the SRN as a result of proposals without careful consideration of mitigation measures.

For background, you may be interested to read the Department for Transport Circular 2/2013 (The Strategic Road Network and the Delivery of Sustainable Development) which sets out the way the HA will engage with communities, local authorities, and the development industry to deliver development and, thus, economic growth, whilst safeguarding the primary function and purpose of the SRN. Please see the following link: <https://www.gov.uk/government/publications/strategic-road-network-and-the-delivery-of-sustainable-development>

The trip generation is acceptable for use within the Transport Assessment.

The assessment years should be the year of full occupancy as per DfT Circular 02/2013: The Strategic Road Network and the Delivery of Sustainable Development and in the future year scenario it should be ten years from the date of registration of the planning application for the SRN junctions or the end of the relevant Local Plan, whichever is the greater.

In relation to paragraph 4.36, we request that copies of the surveys identifying the percentage of staff are provided in order to verify that the number of employee vehicles accessing Langstone Technology Park via the right turn from Langstone Road is accurate. There currently does not appear to be any supporting evidence in relation to the estimate of 80% of the overall traffic being associated with employees.

Additionally, the queue length surveys in Appendix C demonstrate that 'over 15 vehicles' were queuing out of sight in the AM peak on Langstone Road in the right turn lane. This is approximately the full length of the lane with the potential for queuing back onto the A27 westbound off-slip. Therefore this is of potential concern to the HA and it will be important to demonstrate that any additional trips generated that will access the site via this off-slip is mitigated to ensure that the A27 mainline traffic is not impacted in terms of capacity or safety.

We request that you provide a copy of your VISSIM modelling files and the screenshots referred to in Appendix G as these have not been provided. If modelling indicates that there is potentially an impact on an SRN junction resulting from the development flows appropriate mitigation measures must be detailed and be in accordance with DMRB and Circular 02/2013. We have placed a holding direction for 56 days so this additional information can be provided.

We would also request that a Travel Plan to be used to mitigate a proportion of the demand for trips in line with the principles of the NPPF.

I hope this is helpful.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'H.S. Batty', with a stylized flourish at the end.

Helen Batty, Assistant Asset Manager

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TR110 (October 2010)An Executive Agency of
The Department for Transport**Developments Affecting Trunk Roads and Special Roads
Highways Agency Response to an Application for Planning Permission**

From: Divisional Director, Network Delivery and Development, South East, Highways Agency.

To: Julia Potter, Head Executive, Economy & Planning Havant Borough Council

Council's References: APP/14/1300

Referring to the notification of a planning application dated 12 January 2015, your reference as above, in connection with the A27: Land Adjacent to Langstone Technology Park 2B Langstone Road, Havant notice is hereby given under the Town and Country Planning (Development Management Procedure) (England) Order 2010 that the Secretary of State for Transport:-

- a) ~~offers no objection;~~
- b) ~~advises that planning permission should either be refused, or granted only subject to conditions~~
- c) ~~directs conditions to be attached to any planning permission which may be granted;~~
- d) ~~directs that planning permission is not granted for an indefinite period of time;~~
- e) directs that planning permission not be granted for a specified period (see Annex A).

*(delete as appropriate)***Signed by authority of the Secretary of State for Transport****Date:** 4/02/15**Signature:****Name:** Paul Benham**Position:** Team Leader Area 3

The Highways Agency: Area 3 & London Asset Development Team
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Condition(s) to be attached to any grant of planning permission:

Reason(s) for the direction given at b), c) or d) overleaf and the period of time for a direction at e) when directing that the application is not granted for a specified period:

There is insufficient information presently available to the Secretary of State to ensure that the trunk road network continues to serve its purpose in accordance with Section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of safety on the roads.

The direction shall remain valid until 31 March 2015.