

From: Peter Marshall

Sent: 19 December 2013 16:57

To: Sally Smith DC

Cc: 'Jenkins, Stephen'; Clifton, Ben; Malone, Joe

Subject: FW: Site 4 Harts Farm Way - APP/13/00911 (Reserved matters and discharge of conditions - APP/10/00737)

Sorry my comments should read

Sally further to our conversation here is my formal consultation response covering the matters I deal with as agent of the Highway Authority (HCC).

- It is agreed that the 3m cycle/footway along the frontage of is now no longer required but a pedestrian/cycle crossing facility across Harts Farm way will be incorporated into the 278 Agreement required for the construction of the new site entrance. I note that Upton McGougan plan 034.0036-2100 shows dropped kerbs either side of the vehicular access into the site to provide this crossing. This proposed design detail is a matter that will be considered within the 278 Agreement
- There is a need for a planning condition that the existing vehicular to entrance to the site be removed (perhaps on occupancy of the building proposed in the present phase?). The works will require a 278 Agreement. The removal of the existing junctions along with its deceleration and acceleration lane will result in surplus highway adjacent to the site and I would suggest that the footway is kept to a 2m width adjacent to the new kerb line and the existing highway behind is landscaped and if possible transferred to the developer. I note that the developers indicative layout plan 4812 12000 A shows a building in the area of the existing access with planting in front - which is what I am suggesting but it will of course require an extinguishment of Highway rights and possible land transfer
- The internal layout is acceptable but it should be noted that the parking numbers are not sufficient for office use it appears to be designed to the lower standard of industrial B1 use.
- Regards Pip

Peter J Marshall BSc MCHIT

Development Engineer

Havant Borough Council

023 92446 457

Please note: I work Tuesday, Wednesday, Thursday