

FAO: Mrs Aaron Wright
The Planning Service
Havant Borough Council
The Public Service Plaza, Civic Centre Road
HAVANT
PO9 2AX

Our ref: 13L/21

Enquiries to: Kent Brennan

Tel: 01962 847720 (Fax – 01962 841326)

Your ref: APP/12/00872

Date: 28 September 2012

Email: kent.brennan@hants.gov.uk

Dear Mrs Wright

Application Ref: APP/12/00872

Development Site, Curzon Rooms, 310A-310B London Road, Waterlooville, Hampshire

Hampshire County Council is freehold owner of property located between the Precinct and Curzon Road in Waterlooville, which it occupies for the purpose of a public library. The Council utilises a service yard and parking bays adjoining the library to the rear of the building, which is adjacent to the application site and is accessed off of Curzon Road (the highway).

Although the service yard is outside of the County Council's freehold ownership, the County Council has been granted use of the yard and parking bays by Licence from the relevant landowner. The County Council uses the service yard primarily for parking for a mobile library vehicle, staff parking and dealing with regular deliveries to and from the library. For your reference, I attach an amended copy of the Block Plan which indicates the areas I am referring to.

Having reviewed the above planning application, the County Council has no objection in principle to the demolition of the Curzon Rooms, but does have concerns regarding future site works and the proposed use of the site as a car park. These concerns are as follows:

1. During the Period of Works

The planning application does not outline how access to the site is to be managed during the period of demolition of the Curzon Rooms and construction of the car park.

Access from the highway to the rear of the library and our designated parking areas in the service yard must be maintained at all times, for all uses associated with the library.

2. During the Period of Use of Site as a Car Park

- a. The planning application does not contain detail about: (i) the design of the access to the proposed car park from the highway (Curzon Road); or (ii) management of the car park access following completion of development.

As already stipulated, access from the highway to the rear of the library and our designated parking areas in the service yard must be maintained at all times, for all uses associated with the library.

- b. The application does not address how the proposed car park is to be differentiated or demarcated, to inform car park users not to access or park in the service yard.

Appropriate signage, surface markings and boundary markers/barriers should be implemented to distinguish the car park from the service yard areas and discourage car park users from accessing or parking in the service yard.

3. Highway Safety

The planning application does not include:

- a. Details of anticipated construction traffic during the works period to demolish the Curzon Rooms and construct the car park, or how construction traffic will be managed.
- b. A Transport Assessment or Access Feasibility Assessment to identify the impact of a car park use of the site on the local highway network (in respect of vehicle movements) and the suitability of the proposed access.

In the absence of such information, the County Council has the following highway safety concerns which relate primarily to the use of our mobile library vehicle and other vehicular use of the service yard.

The County Council's mobile library vehicle (which is up to approximately 10metres in length) is regularly parked in the service yard alongside the library, facing forwards towards the highway. The vehicle requires sufficient space to reverse back into its parking bay and, due to physical constraints posed by surrounding buildings, the vehicle cannot be turned within the service yard. The vehicle usually approaches the service yard along the highway (Curzon Road) from the A3 (London Road) and B2150 (Hulbert Road) to the north. The driver tends to stop the vehicle in the south-east bound lane of the highway, beyond the entrance to the service yard, in order to reverse the vehicle into the parking bay, thereby crossing the north-west bound lane. This manoeuvre is undertaken in close proximity to a sharp bend in the highway, which is also the approximate location of the car park access which has been proposed within the application.

At those times when the mobile library is attempting to reverse into the service yard, it is anticipated that access to and from the car park may be temporarily restricted. Furthermore, traffic in the highway would need to come to a complete stop in both directions, to allow the mobile library vehicle to reverse safely. It is expected that use of the highway will be intensified during the works period and subsequent to the completion of the car park. At peak traffic periods, it is likely to be difficult to manoeuvre the mobile library vehicle safely due to vehicle movements in and out of the car park access and along the highway. Furthermore, queuing traffic could result whilst the mobile library vehicle is reversing.

The service yard not only serves the library, but also commercial businesses located in premises fronting the Precinct. Regular movement of vehicles of varying sizes can be expected to and from the service yard on a daily basis, in addition to that of the mobile library vehicle. The application does not appear to have taken

this into consideration. Consequently, we are concerned about the safety implications of locating the proposed car park access in such close proximity to the existing service yard access.

It is imperative that all vehicles can be manoeuvred safely in and out of the service yard and proposed car park without adverse impact on users and property on adjoining land or the highway. Therefore, appropriate safety measures need to be considered and implemented (where necessary) to ensure that this is the case.

We would be grateful if you could take these points into consideration when determining the application.

Should you require further details of our use of the service yard, please do not hesitate to contact me.

Yours sincerely

A black rectangular box redacting the signature of Kent Brennan.

**Kent Brennan MSc MRICS, RICS Registered Valuer
Estates Surveyor**

Enc

Block plan

■ Part of Service Yard

▨ Area designated for HCC parking and service entrance to library



Key:



Pay station



Mains lighting



Youngs Yard, Churchfields,
Twyford, Winchester SO21 1NN
Telephone: 01982 715770
Fax: 01982 715880
Email: info@youngsyard.co.uk
Web Site: www.youngsyard.co.uk

TITLE:
Block plan
PROJECT:
Curzon Rooms parking

CLIENT:
Napier Parking
DATE:
20/8/12

PLAN NO:
H/218/NE/002

Note: This drawing must not be scaled (except for planning purposes) all dimensions are to be checked on site before any work begins.