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Enquiries To Ken Dudley

Direct Line

Date 15 October 2024

My reference 054590

Your reference APP/24/00232

Email havantdc@hants.gov.uk

Dear Mr Eaves,

Land north of 6, Emsworth House Close, Emsworth

Erection of 1No. 3 bedroom dwelling.

I refer to the further consultation relating to the above application seeking clarification in relation to the proposed access arrangements.

There is an existing dropped kerb access in this location of some 10 metres in length which it is assumed was provided to gain access for maintenance of the open green space area adjacent to the footway on the eastern side of Emsworth House Close. With the likely low number of vehicle movements associated with maintenance it seems that on-street parking occurs along the length of the access. It is however, confirmed that the Highway Code Rule 243 which sets out where vehicles should not park includes parking across an access.

The proposed access for this application and application APP/24/00245, relating to the adjoining site, proposes a dropped kerbed access to each located adjacent to each other therefore accessed from one dropped kerb of reduced width from the existing provision. The proposed combined access will result in a reduction in the length of the existing dropped kerb and as part of the access works the Highway Authority would require the length of the existing dropped kerb, no longer required to provide access, to have full face kerbs and footway levels reinstated.

It is noted that the proposals will provide parking to meet the requirements of the adopted parking policy and standards.

It is clear that there is on-street parking on Emsworth House Close which relates to a shortfall in parking for the existing properties. The Planning Authority, as Local Parking Authority, may consider that the loss of on street parking where the accesses are to be

Deputy Chief Executive and Director of Hampshire 2050
Gary Westbrook

provided will result in an amenity impact, they may consider it appropriate to require the provision of parking stress survey based on the Lambeth Parking Survey Methodology.

INFORMATIVE

Whilst HCC Highways Development Planning has no objection in principle to the proposed changes to the existing dropped kerb, the developer should be made aware that subject to any planning permission that may be granted by the Local Planning Authority, a subsequent permission will need to be granted by HCC as Highways Authority to undertake the dropped kerb works on the highway.

Having regards to the above comments including the Informative the Highway Authority would recommend -

No objection subject to following conditions:

PARKING PROVISION

Before use of the development is commenced provision for parking shall have been made within the site in accordance with the approved plans and shall be retained thereafter.

Reason - To ensure adequate on-site car parking provision for the approved development.

Yours sincerely,

Ken Dudley
Consultant Transport Planner