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Date	2 October 2025	Email	EASTDC@hants.gov.uk

For attention of Richard Hawkey

Dear Sirs

**Re: APP/25/00390 At Land to the side of 1 Highfield Parade,
Waterlooville, PO7 7QH**

The construction of a new two-bedroom dwelling on land to the side of 1 Highfield Parade, with vehicular and pedestrian access taken from Burnside with associated parking, refuse and cycle store.

Thank you for reconsulting the Highway Authority on the above Planning Application.

As the application is for 5 dwellings or less, HCC's Highway Standing Advice should be referred to in the first instance. This can be viewed via the following link under the heading Consultation with the Highway Authority –
<https://www.hants.gov.uk/transport/developers/consultation>

However, the application also includes alterations to the existing access arrangements for the wider site. The Highway Authority requested further information to demonstrate that all vehicles can continue to access the site safely and efficiently under the revised layout. Clarification was also sought regarding the applicant's rights of access over the Burnside link, to confirm the deliverability of the proposed changes.

The applicant has provided further tracking information (Drawing 020.01027-P01) for a refuse vehicle and rigid HGV. These vehicles can manoeuvre appropriately within the site and the swept path analysis is acceptable to the Highway Authority.

Updated access arrangements are shown on Drawing 020.01027-0001-P01. From a technical perspective, these are considered acceptable to the Highway Authority. However, implementation is dependent on the stopping up of public highway, which requires a formal application. At this stage, there is no guarantee that the stopping-up order will be granted. As the Parking Authority, HDC should satisfy itself that the proposed parking provision is appropriate, noting that failure of the stopping-up order may result in indiscriminate parking on the adopted highway network.

Furthermore, access rights over the Burnside link have not been confirmed. While the Highway Authority considers the proposed access acceptable in technical terms, this does not confer any legal rights to carry out works or gain access over land outside the applicant's ownership or control. The Planning Authority should be satisfied that the proposed access arrangements are deliverable, particularly in light of the potential implications if the stopping-up order is not approved. The Highway Authority will require a pre-commencement condition for the works to be implemented prior to commencement.

Recommendation

On the basis of the above, HCC raises no objection subject to the following conditions;

Conditions

- No development shall commence until the vehicular access arrangements shown on Drawing 020.01027-0001-P01 have been implemented in full, including all associated works and permissions necessary to facilitate safe access to the site unless otherwise agreed in writing by the Local Planning Authority.

Prior to commencement, the applicant shall submit evidence to the Local Planning Authority demonstrating that all necessary legal rights and permissions have been secured to carry out works and gain access over any land outside of the applicant's ownership or control, as required to deliver the approved access arrangements.

Reason - To ensure that safe and suitable access is provided to the site in accordance with the approved plans, and to confirm that the access arrangements are deliverable within the applicant's legal control.

- No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:
 - a. A programme of and phasing of demolition (if any) and construction work;
 - b. The provision of long-term facilities for contractor parking;
 - c. The arrangements for deliveries associated with all construction works;

- d. Methods and phasing of construction works;
 - e. Access and egress for plant and machinery;
 - f. Protection of pedestrian routes during construction;
 - g. Location of temporary site buildings, compounds, construction material, and plant storage areas;
 - h. Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process.
- Demolition and construction work shall only take place in accordance with the approved method statement.

Reason - In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality and in the interest of Highway Safety

Yours faithfully,

Stuart Morton
Consultant Transport Planner - Highway Development Planning
Hampshire 2050