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<i>Date</i>	5 November 2025	<i>Email</i>	havantdc@hants.gov.uk

For attention of Ms Wells

Dear Sirs

**Re: APP/25/00744 At Land West of Coldharbour Farm Road, Emsworth,
PO10 7XA**

**Variation of Condition 2 and Condition 17 of planning permission
APP/19/01226 to regularise minor adjustments required by the S278
Technical Approval Process.**

Thank you for the consultation on the above application to amend the access proposals into the site.

The proposal seeks to relocate the consented crossing of the existing PRow and established cycle path further east to accommodate onsite constraints. This maintains the existing alignment of the cycle path better however requires moving the crossing provision closer to the retained parking on Coldharbour Farm Road.

The package of drawings submitted are insufficient to demonstrate that the amended access can operate appropriately. The Plans should show the full extent of the access arrangements including the works to the adopted highway. Tracking should be provided along with drawings showing visibility splays (forward visibility to the crossing, pedestrian and cycle visibility at the crossing). Given the proximity of the parking area to the access and crossing the details for preventing conflict between the parking area and those utilising the crossing should also be shown clearly on the levels, landscaping and general arrangement drawings.

The submitted levels plan does not show the area impacted by the S73 application and this is the same for all detailed plans provided.

Deputy Chief Executive and Director of Hampshire 2050
Gary Westbrook

A Safety Audit for the revised arrangement should also be provided.

Summary

Insufficient information has been presented by the applicant to support the proposed amendments to the site access and the Highway Authority request this information is submitted to the Planning Authority before the application is determined. If you would like to discuss the application, please do not hesitate to contact me.

Yours faithfully,

Holly Drury
Principal Transport Planner - Highway Development Planning
Hampshire 2050