

Our Reference: 105.0007/080720/MS

8th July 2020



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Dear Chris

Demolition of existing single storey structure and construction of a 3-storey building - 20 in number 1 bed 1 person apartment with associated services/storage for Havant Housing Association (ref: APP/20/00363)

Further to your consultation response to the above application dated 18th June 2020 and subsequent discussions, this letter provides additional information to address the comments made. The following information was requested prior to making a recommendation:

- Updated PIA data;
- Confirmation as to the extent and direction of the access widening; and
- Drawing detailing the visibility available from the amended access.

Drawing 105.0007.004 attached demonstrates the achievable visibility at the existing and proposed access. Visibility splays of 2.4m x 15m and 2.4m x 14.8m can be achieved in the primary and secondary directions respectively at the existing access whilst visibility splays of 2.4m x 10.6m and 2.4m x 18.1m can be achieved in the primary and secondary directions respectively at the proposed access. The drawing also demonstrates the geometries for the changes to the existing access which include a widening of 2.3m to the west and 0.9m to the east. As a result of the changes to the geometries and as illustrated within the visibility splay assessment, there is a marginal decrease in visibility to the west (primary direction) and a marginal increase in visibility to the east (secondary direction).

As demonstrated within the submitted Transport Statement (105.0007/TS/2) the proposals will result in a significant reduction in daily trips with 18 fewer trips in comparison to the existing car wash (the most recent use). When compared with the former builder's storage yard, the proposals will also result in fewer HGV vehicles on the local road network, and the widening of the access will allow servicing to take place on site. The proposals are therefore considered to result in an overall betterment to the operation and safety of the local road network.

It has been confirmed that there are no accidents in the vicinity of the site access. Given this and the overall betterment that the scheme represents, it is considered that safe and suitable access is achievable. I trust the provision of this information is sufficient for you to provide a positive recommendation to the planning authority.

Yours sincerely



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Enc 105.0007.004 – Visibility Splay Assessment



Transport Planning



Highway Design & Civil Engineering

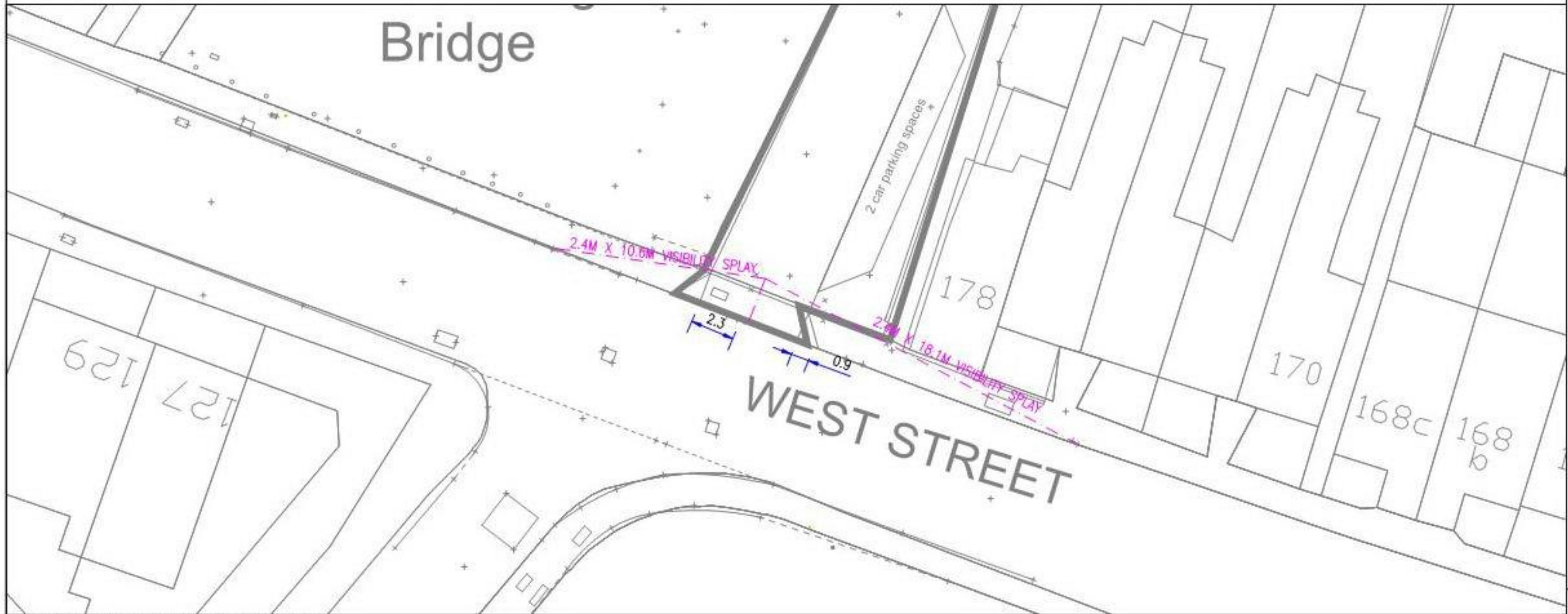


Travel Planning

QMS0000/v4/190620/JL



EXISTING ACCESS VISIBILITY SPLAY



PROPOSED ACCESS VISIBILITY SPLAY

GENERAL NOTES

1. THIS DRAWING IS INTENDED TO BE VIEWED IN COMBINATION WITH ALL RELEVANT ARCHITECTS, ENGINEERS, SERVICES AND SPECIALIST DRAWINGS AND SPECIFICATION.
2. ANY VARIATIONS OR DISCREPANCIES BETWEEN THESE DRAWINGS IN TERMS OF DIMENSIONS OR DETAILS SHOULD BE DRAWN TO THE ATTENTION OF THE ARCHITECT AND/OR THE ENGINEER FOR CLARIFICATION.
3. PAUL BASHAM ASSOCIATES ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF BACKGROUND INFORMATION PRODUCED BY THIRD PARTIES - THIS MUST BE TREATED AS INDICATIVE ONLY.
4. ALL DIMENSIONS AND LEVELS ARE IN METRES. DO NOT SCALE THIS DRAWING, PRINT, PLOT OR DISK.
5. THIS DRAWING SHOULD ONLY BE USED FOR CONSTRUCTION IF THE PROJECT PHASE IN THE TITLE FRAME BELOW IS SHOWN AS "CONSTRUCTION". PAUL BASHAM ASSOCIATES TAKE NO RESPONSIBILITY FOR CONSTRUCTION WORKS UNDERTAKEN TO DRAWINGS WHICH ARE NOT MARKED UNDER THIS PHASE.
6. THIS SHOWS EXISTING AND PROPOSED VISIBILITY BUT AS A RESULT OF A REDUCTION IN TRIPS THE PROPOSALS ARE ANTICIPATED TO LEAD TO A BETTERMENT TO THE OPERATION AND SAFETY OF THE LOCAL ROAD NETWORK.



Project Name THE BURROWS, WEST STREET BEDHAMPTON		Title VISIBILITY SPLAY ASSESSMENT	 Paul Basham Associates Ltd Lansdown Court, 6 Barnes Wyke Road, Farnham, PO15 5TU 01483 002134 info@paulbashamassociates.com www.paulbashamassociates.com	Client  Havant Housing Association meeting supported housing needs locally	Checked By JR	Checked Date 25.06.20	Scale 1:250	(AT A3 SIZE)		
Project Phase PRELIMINARY					Drawn By LF	Drawn Date 24.06.20	Client Drawing No. -	PBA Drawing No. 105.0007.004	Revision -	