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Design, Access and Planning Statement

Proposed Vehicle Crossover (Dropped Kerb)

Site Location:	15 Beach Road, Hayling Island, PO11 0AA
Date:	13/03/26
Planning Authority:	Havant Borough Council

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1. Introduction

This statement has been prepared in support of an application for the installation of a new vehicle crossover (dropped kerb) to serve the residential property at 15 Beach Road, Hayling Island, PO11 0AA.

The proposal seeks approval from Hampshire County Council, as Highway Authority, for the formation of a formal vehicular access across the existing footway to allow safe and convenient access to the property's front forecourt parking area.

2. Site Description and Context

The application site comprises a two-storey detached dwelling situated on a prominent corner plot fronting Beach Road, Hayling Island.

The property benefits from a substantial front forecourt area which has been laid out to accommodate off-street vehicle parking. The site is enclosed by low brick boundary walls and occupies a visually open position with good visibility along the adjoining highway network.

The surrounding area is predominantly residential in character and comprises a mixture of detached and semi-detached dwellings set within established residential streets.

3. Existing Situation

The property benefits from a sizeable forecourt capable of accommodating multiple vehicles within the site boundary. However, there is currently no formal vehicle crossover serving this area.

The purpose of this application is to regularise and formalise vehicular access to the property through the provision of a purpose-built dropped kerb and associated crossover constructed to the Highway Authority's standards.

The proposal will enable safe and controlled access between the public highway and the existing off-street parking area.

4. Proposed Development

The proposal involves the installation of a new dropped kerb and vehicle crossover along the Beach Road frontage.

Following discussions with the Highway Authority and a review of the site constraints, the proposed access position has been carefully considered and located further along Beach Road away from the adjoining junction. This revised arrangement has been selected to maximise separation from the junction while maintaining practical and safe access to the property's established off-street parking area.

The proposed access has been designed to provide a clear and convenient means of entry and exit for vehicles whilst ensuring the continued safe operation of the adjacent highway network.

No alterations are proposed to the use of the property and the proposal relates solely to the provision of a formal vehicular access.

5. Visibility and Highway Safety

Highway safety has been a key consideration in the development of the proposal.

The location of the proposed vehicle crossover has been reviewed in response to highway officer feedback and positioned to maximise the available separation from the adjoining junction. The revised arrangement provides improved visibility for drivers entering and leaving the site and allows vehicles to access the forecourt in a safe and controlled manner.

A visibility assessment has been undertaken and is illustrated on the accompanying visibility splay plan. The assessment demonstrates that suitable visibility can be achieved in both directions along Beach Road, enabling drivers to observe approaching traffic before entering the carriageway.

The proposal therefore provides a safe and suitable means of access and is not considered to give rise to any unacceptable impacts on highway safety.

6. Benefits of the Proposal

The proposal offers a number of benefits, including:

- Formalisation of the existing access arrangement;
- Provision of a purpose-built vehicle crossover constructed to Highway Authority standards;
- Improved and safer access between the property and the public highway;
- Reduction in the likelihood of damage to the footway caused by informal vehicle movements;
- Improved utilisation of the property's existing off-street parking provision.

The property benefits from a large forecourt capable of accommodating multiple vehicles. Enabling formal access to this area will allow the available off-street parking provision to be fully utilised and reduce reliance on on-street parking within the immediate locality.

7. Planning and Highway Considerations

The proposal represents a modest alteration to the existing highway frontage and will not result in any material change to the character of the surrounding area.

The revised access location has been selected having regard to highway safety considerations, site constraints and operational requirements. The proposal has been supported by visibility information demonstrating that appropriate sightlines can be achieved.

The development will provide a practical, safe and policy-compliant means of accessing the existing parking area within the site.

8. Conclusion

This application seeks approval for the installation of a vehicle crossover to serve 15 Beach Road, Hayling Island.

The proposal will formalise access to the property's existing forecourt parking area and provide a safe and controlled means of vehicular access from Beach Road.

The access position has been reviewed and amended in response to highway officer feedback to increase its separation from the adjoining junction whilst

maintaining practical access to the site. Visibility information demonstrates that suitable sightlines can be achieved and that the access can operate safely.

For these reasons, the proposed vehicle crossover is considered appropriate and suitable for approval by Hampshire County Council as Highway Authority.