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Enquiries to	Louis Aplin-Haynes	My reference	060644
Direct Line	N/A	Your reference	APP/26/00333
Date	10 June 2026	Email	havantdc@hants.gov.uk

For attention of Ms Pickup

Dear Madam

Re: APP/26/00333 At 21 Beach Road, Emsworth, PO10 7JS

Construction of 1No. detached 3 bed dwelling following subdivision of the plot and demolition of existing buildings, widening of existing vehicular access and creation of new vehicular access and dropped kerb.

Thank you for your consultation on the above planning application. The Highway Authority wish to make the following comments.

This application seeks approval for the construction of a singular 3-bedroom dwelling with a new access onto Beach Road, as well as amendments to the dropped kerb and existing access of 21 Beach Road.

Given that the proposal seeks to construct a singular additional house, the scale of this development would fall under the 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, as a new access is to be built, the remainder of this response shall curtail to the access alterations.

The proposed site layout is shown on drawing 25104 02 Rev A. This shows that the new dwelling will be served by the existing vehicular access which is proposed to be widened to 4.5m. It should be noted that the adjacent dropped kerb would need to be widened to accommodate this. In addition, it is also unclear where the proposed new dropped kerb will be located and this should

also be confirmed. The applicant should clearly mark out where the dropped kerb will be widened to in future drawings.

In relation to both the newly proposed access and the expansion of the existing driveway, the new dropped kerb will require the lowering and reinforcement of an existing manhole cover. The utility owner must be contacted regarding these proposals. The applicant can apply for a licence for the access at the following link: Apply for a vehicular access | Transport and roads | Hampshire County Council

The applicant should provide visibility splays from this access in both directions to confirm that suitable visibility can be achieved. These should be drawn in accordance with the guidance set out in Technical Guidance Note TG3 which can be found at the following link: TG3 - Stopping Sight Distances and Visibility Splays

Recommendations

As such, the Highway Authority recommends a holding objection until further information has been provided which addresses the issues raised in this response.

Yours faithfully,

Louis Aplin-Haynes
Assistant Transport Planner - Highway Development Planning
Universal Services