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Enquiries to	Sophie Osborne	My reference	060962
Direct Line	N/A	Your reference	APP/25/00744
Date	15 July 2026	Email	havantdc@hants.gov.uk

For attention of Ms Wells

Dear Lesley

**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 your re-consultation on the above planning application. The Highway Authority previously responded on 04 March 2026 objecting to the arrangement as shown. In response to these comments, direct engagement has been undertaken to address the concerns raised. In response to these discussions, the applicant has submitted the following revised drawings:

- Drawing 187.0018-0001 Rev P02 – Re-located crossing and Visibility Splays
- Drawing 187.0018-0002 Rev P03 – Car Park Tracking
- Drawing 187.0018-0003 Rev P02 – Vehicle Tracking
- Stage 1 and 2 Road Safety Audit with updated Designers Response Rev 3 dated 01 July 2026

The proposed changes to the access arrangement appropriately address the previous safety concerns raised by the Highway Authority and the independent road safety auditor. The updated designer's response to the combined RSA1/2 agrees with all the items raised and outlines how the updated drawings and design appropriately address the safety concerns raised. The Highway Authority is satisfied with the designer's response and

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are therefore satisfied that the revised access arrangement will operate in a safe and suitable manner for all users.

The Planning Authority should be made aware that in order to resolve the highway safety concerns regarding the interaction with the shared use facility and retained parking area, the revised arrangement presented has led to the loss of several parking bays. In their capacity as the Local Parking Authority, the loss of these parking bays to facilitate a safe and suitable access arrangement should confirm whether this is acceptable. Should this not be agreeable then the Highway Authority should be reconsulted and further engagement with the applicant would be necessary to agree a further revised access solution.

Recommendation

Having regard to the above and subject to agreement from the Local Parking Authority on the loss of parking, the Highway Authority provide no objections to this variation condition application. The agreed drawing reference should be referred to as part of conditions 2 and 17 of the extant planning consent.

The applicant should re-submit these revised drawings through the s278 technical approval process.

I trust that the above is clear but please do not hesitate to contact Sophie Osborne on the above contact details should you require any further clarification.

Yours faithfully,

Sophie Osborne
Senior Transport Planner - Highway Development Planning
Universal Services