

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Sharon Holman
Our Ref:	ET/DC/PP/P/2022/1021 Res(1)	Your Ref:	P/2022/1021
Date:	21/12/2022		

TOWN AND COUNTRY PLANNING ACT 1990

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THE BARN HIGHER BERSE HIGHER BERSE ROAD SOUTHSEA

Grid Ref: E 330532.81 N 351178.27

I refer to your consultation / email dated 20/12/2022 in respect of the above.

Access

The site is located on a narrow, rural, classified road subject to a 60mph speed limit although I would estimate typical vehicle speeds at being around 25 mph given the geometry of the road.

I assume that the proposed access at the eastern side of the development site is that proposed for the 2 no. dwellings.

Based on typical speeds of 25mph, any proposed access would normally require visibility splays of 2.4 x 33m in both directions measured to the centreline of the adjoining highway. Visibility from the existing shared access is adequate providing splays in excess of 2.4 x 33m in both directions.

The existing access is approximately 20m wide reducing to 5.3m at around 12m behind the edge of carriageway. The access is gated at this point. The access is surfaced with hard bound materials. The access is considered suitable to serve the proposed development.

The main route to the site via Higher Berse Road is typically less than 4m in width and suffers from substandard forward visibility along much of its length. The road is considered to be of inadequate design and layout to cater for any significant increase in traffic generation.

However, given the limited scale of this development I consider the proposal will not detrimentally impact on highway safety in the vicinity of the site.

I assume that adequate off road parking and turning is available within the curtilage of the site. However, this has not been indicated on the submitted layout plan. This detail should be provided.

I therefore recommend that any permission include the following condition:

CONDITION

**ZJ23
035R (PRE COMMENCEMENT) PARKING AND MANOEUVRING TO BE
KEPT CLEAR**

No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and shall thereafter be permanently retained. and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

A handwritten signature in black ink, appearing to be 'R. K.', written in a cursive style.

Chief Officer, Environment & Technical