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To: Wright, Richard <RWright@Fareham.Gov.UK>

Cc: Hand, Sue <SHand@Fareham.Gov.UK>; Holly Drury (holly.drury@hants.gov.uk) <holly.drury@hants.gov.uk>

Subject: FW: P_18_1073_FP - South of Romsey Avenue, Portchester

This proposal is to erect a total of 225 dwellings with access to be taken from an existing stub road leading from Romsey Avenue. This is a hybrid application in which detailed proposals are provided for an initial phase of 58 dwellings with outline details given for the remaining 167 dwellings and infrastructure.

As the development is considered strategic in transport terms, the formal highway response to the application will be provided by Hampshire County Council. The following comments therefore only relate to the direct access to the site and the internal layout arrangements.

The form of the junction of the stub road with Romsey Avenue is considered to be adequate for the proposed use, subject to the introduction of parking restrictions in the vicinity through a TRO to be funded by the applicant.

The following comments on the internal layout are made –

- To calm traffic speeds, raised table junctions, without priorities, are required adjacent to plots 1, 6, 25, 27, 44 and 46. The initial junction adjacent to plot 6 should be laid out without priority radii etc. A raised ramp will also be required outside plot 20. The footway crossing by plot 6 should combine with the raised table.
- The eastern footpath at the boundary is to be linked with the footpaths within the adjacent Public Open Space.
- There is a general concern over the high use of tandem parking which is known to encourage the casual parking of cars on the highway. This is particularly critical with plots 1-6 and 52-58 generating shuffling of cars and on-street parking on the primary access route.
- It is considered that the parking for plots 15, 42 and 52 is too remote and would lead to on-street parking.
- Additional visitor parking is required for plots 43-52 and 28-41.
- Forward visibility of 25m will need to be protected across plot 15.

In general terms, the development would need to be constructed to adoptable standards and be negotiated by a 11.2m long refuse vehicle.

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