ELECTRONIC MEMORANDUM

From: **HEAD OF TRANSPORTATION and ENGINEERING**

To: **HEAD OF DEVELOPMENT CONTROL**

FAO Case Officer: Gary Osmond

Date: 04 September 2015

File Ref: E/DC/01/A

TE Ref: 6916 **Application No:** F/15/76967

Application Address: Foresters Arms, 1 Stoke Common Road, Bishopstoke, Eastleigh, SO5O 6DW

Application Summary: Construction of 3 no. four bedroom terrace dwellings, detached garage block with ancillary parking & amenity space following demolition of existing public house

CONSULTATION RESPONSES

Transport Policy Officer: Matt Grantham

TPol Comments: Objection - lack of on-site vehicle parking.

In line with the EBC Parking standards, a minimum of 3 vehicle parking spaces are required for a 4-bed house, and only 2 are proposed (1 x driveway and 1 x garage that must be a minimum 3.0 x 6.0m) for each dwelling on plans. The aim of this requirement is to reduce the potential for obstructive (visiual and flow) parking on the highway, which at this site is all the more important due to its proximity to a junction and the reports of obstructive parking already being received.

Additionally, due to the lack of safe off-site parking options for visitors, it would be requested that a minimum of 2 additional parking bays are provided to allow for visitor parking accordingly.

If despite the highway objection, the case officer is minded to permit this development, the following should be considered:

1. In regard to transport developer contributions, none are required due to the pub generating significantly more multimodal movements than the proposed 3 dwellings. However, due to the layout of the site with rear parking, when side / frontal parking may be more convenient, £6K is requested for site associated TRO's (yellow lines) to prevent parking on the junction.

2. It is also requested that a strip of land from the northwestern side of the site is dedicated to highway by the developer, in order to appropriately widen the narrow section of footway that currently exists.

DC Engineer: Eric Reed

DC Engineer Comments: Holding Objection
The site is on a corner plot where historically in times past the presence of the pub building has restricted the ability to provide a standard width footway and sight lines alongside Church Road .
A widened footway was provided to north of the pub building, but it narrows around the pubbuilding itself.
A redevelopment schme presents the opportunity to achieve a set backof the building line from the edge of Church road to enable the narrow footway to be widened all the way through extended up to the junction , thereby also improving sight lines which are restricted at present .
The scheme includes only two parking spaces per plot whereas 4 bed units should be provided with three parking spaces each.
Parking on the Church Road side of site is not so conveneient for day to day usage .

Can an amended schme be produced taking account of comments above with additional parking for each plot on Stoke Common Road frontage clear of the footway.

Provision for bins and cycle storage also needs to be made.

Other Engineer: 0

Other Comments:

Transport Contribution Calculator

Year

No contribution required ☐

Contribution to be advised ☐

NB: All contributions subject to index linking

RESIDENTIAL

	No. of Properties			Contributions
	Exist	Prop	Diff	
1 bed	0	0	0	£0
2/3 bed	0	0	0	£0
4+ bed	0	0	0	£0

Total Residential Contribution £0

COMMERCIAL

	Size of Units (sqm)			Contributions
	Exist	Prop	Diff	
B1	0	0	0	£0
B2	0	0	0	£0
B8	0	0	0	£0

Total Commercial Contribution £0

Other Contribution £0.00

Other Contribution Reason

Total Sustainable Transport Contribution £0

Total Integrated Transport Contribution £0

Register Ref. 6916