ELECTRONIC MEMORANDUM

From: **HEAD OF TRANSPORTATION and ENGINEERING**

To: **HEAD OF DEVELOPMENT CONTROL**

FAO Case Officer: Gary Osmond

Date: 10 February 2015

File Ref: E/DC/01/G

TE Ref: 6557 **Application No:** O/14/75739

Application Address: Land at 8 Sydney Avenue and 60-64 Hamble Lane, Hamble-le-Rice, Southampton, SO31 4JS

Application Summary: Outline: Construction of 8 no. one bedroom flats in 2 no. two storey blocks with associated parking, bin & cycle storage (access, appearance, layout & scale to be considered)

CONSULTATION RESPONSES

Transport Policy Officer: Matt Grantham

TPol Comments: NO OBJECTION - SEE UPDATED COMMENTS AT THE BOTTOM

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Holding objection - Parking and refuse collection issues.

VEHICLE PARKING (proposed dwellings):
In regards to vehicle parking, whilst the proposals conform to allocated standards in terms of 16 space being provided for the 8 units (2 spaces each - allocated as would be anticipated with a small quantum development such as this), there is no provision for visitor parking which equates to a 20% uplift over and above resident specific requirments.

In this regard, this equates to 4 parking spaces, 0.2 of which per dwelling (2 spaces) should be formally marked out, with the remainder simply indicative parking in non-obstructive locations.

Site plans should be revised to show thes additional 2 spaces in order to conform to standards and reduce the risk of off-site parking issues.

Additionally, in regard to the parking as shown, whilst the block of 4 tandem parking spaces shown is accepted in numbers, the widths appear to be standard 2.4m. Due to the double reverse for 'first in' vehicles, it is recommended that this should be widened to a minimum of 3.0m accordingly to reduce risks of colission.

CYCLE PARKING:
Whilst cycle parking is shown on plans, and is sufficient for 8 spaces, it is not clear whether this is covered and lockably secure as would be required. Clarification of the store style to be used is requested.

VEHICLE PARKING (existing dwellings):
It is understood that the existing dwelling is 4-bed following a loft conversion, and as such a minimum of 3 on-site parking spaces are required. Whilst plans only show 2 cars parked on the proposed driveway, there is clearly room for a third space and as such, providing Condition E04 is applied, this aspect of development would be acceptable.

REFUSE COLLECTION:
The refuse collection point as shown would be within a reasonable distance from the highway for a drag of standard bins. However only 2 appear to be shown. Either these are eurobins, large enough to cater for all 8 flats and as such should have a pick-up point located adjacent to the highway (please contact direct services for confirmation of requirements). If it is the case that individual dual domestic wheelie bins are to be provided, then the collection point would need to be enlarged considerably.
Clarification on this matter is sought.

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Revised plans received 24/02/2015

No Objection.

Flats: Car parking has been increased to not only allow for allocated parking (2 spaces) for each dwelling, but onwards to provide a level of visitor parking. Additionally, the tandem spaces have been widened to allow for easier movement.

Existing House: 3 spaces are now provided as required

Refuse collections: These have also been clarified.

It is however requested that Condition E04 be applied to ensure all parking is made available.

(MG 24/02/2015)

DC Engineer:	Eric Reed
DC Engineer Comments:	As Matt comments. There is a Southern Water foul sewer crossing site, but this does not appear tobe affected by layout . There are no surface water sewers in area, storm drainage will need to be to soakaways .

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. 6557