Hampshire County Council

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Enquiries To	Matt Grantham	*My reference*	020048
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Date	24 May 2017	*Email*	eastleighdc@hants.gov.uk

Dear Mr Osmond,

Draper Tools Ltd, Hursley Road, Chandler's Ford, Eastleigh, SO53 1YF

Variation Of Condition 1 Of Outline Planning Permission O/10/66978 To Substitute Approved Plans And Allow For A Revised Site Layout.

In regard to application X/17/80362, there is **no objection in principle** from a highway perspective, subject to:

1. Receipt and approval of refuse vehicle tracking for the site;
2. Bin collection points being added to site plans as required; and
3. EBC confirmation that vehicle parking accords to the EBC Parking Standards.

ACCESS:

Access to the site is unchanged from the existing site permission, O/10/66978 which provided two separated access points being:

1. The primary access taken directly from Hursley Road which leads into the main housing development; and

Director of Economy, Transport and Environmentt
Stuart Jarvis BSc DipTP FCIHT MRTPI

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2. A secondary access from Ramalley Lane which leads into the Close Care / elderly accommodation.

Both access points were previously assessed as acceptable in regard to highway standards, and with no updates to either proposed, this remains the situation.

TRIP GENERATION:

Though there is a change in the internal layout of the proposed development, in terms of anticipated multimodal trip rates, with the development quantum of 130 units remaining the same, there is no change to the development previously assessed. Overall multimodal trip rates will be lower than the existing commercial site use, and as such an overall improvement to the flows on the local highway network will be anticipated.

INTERNAL SITE LAYOUT:

The internal site layout generally remains as previously outlined in application X/17/80362, with only minor updates to some parking space locations and road alignment. However it would be requested that refuse vehicle tracking is provided as part of this application submission. It may be that EBC owned refuse vehicles have been upgraded during the interim period, and EBC Direct Services will need to comment whether the layout remains sufficient for their movement around site, assuming the internal site roads are not being proposed for adoption. There may onwards be a requirement for bin collection points to be provided, and these will need to be shown on plans.

If it is proposed that the internal site roads are to be adopted, then an early engagement with the S38 team at HCC would be advisable accordingly, as there may be layout changes required in order to fulfil all the required standards.

VEHICLE PARKING:

Whilst vehicle parking has not been fully assessed, as this is an EBC function, a quick review noted that there is no indication on plans as to the bedroom numbers associated with each dwelling and as such it is difficult to ascertain whether parking remains acceptable for the development. This is further impacted by not knowing which dwellings may have integral garages.

As such it is requested that EBC officers review the parking accordingly, and confirm to HCC that it remains in accordance to the EBC Parking Standards. If there is a shortfall, this could generate highway safety concerns, as indiscriminate parking could occur as a result, primarily along Hursley Road or Ramalley Lane, which could result in a highway safety concern due to obstruction and / or loss of visibility.

Head of Highways (Area Offices)
Tim Lawton BEng CEng MICE MCIHT
Director of Economy, Transport and Environment
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TRANSPORT DEVELOPER CONTRIBUTIONS:

In regard to transport developer contributions, as previously assessed, in terms of multimodal trips to and from the site the existing use generates more trips on a daily basis than would be anticipated by the proposed housing development. As such, no transport developer contributions are requested.

CONDITIONS:

In regard to various conditions and triggers for works to be completed, it is recommended that these are replicated from the existing site permission – O/10/66978. Any change from this should be discussed with the Highway Authority prior to a permission being issued.

Yours sincerely,

Matt Grantham.

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