Hampshire County Council

FAO Clare Martin
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

Economy, Transport and Environment Department
Elizabeth II Court West, The Castle
Winchester, Hampshire SO23 8UD

Tel: 0300 555 1375 (General Enquiries)
0300 555 1388 (Roads and Transport)
0300 555 1389 (Recycling Waste & Planning)
Textphone 0300 555 1390
Fax 01962 847055

www.hants.gov.uk

Enquiries To	Matt Grantham	*My reference*	020299
Direct Line		*Your reference*	F/17/80204
Date	17 July 2017	*Email*	eastleighdc@hants.gov.uk

Dear Ms Martin,

Tilbury, Pylands Lane, Bursledon, Southampton SO31 1BH

Erection of 1no. 5 bed dwelling with detached garage and 1no. 4 bed dwelling with detached garage, alterations to vehicular access and provision of bin storage, following demolition of existing dwelling and detached garage

In regard to application F/17/80204, a Holding Objection is made on highway grounds, subject to plans being revised with amendments and additions as outlined below.

ACCESS:
Pylands Lane is narrow in nature, with sections of single carriageway that require give way movements to be undertaken at times by drivers travelling in opposing directions. Whilst not ideally suited to further development, previous applications have been allowed on highways grounds partly due to associated access layouts that have provided additional passing places sporadically along the lane.

It would be requested that this situation is replicated at the proposed two access points, whereby the accesses are widened to allow space for a vehicle to pull in and allow another to pass, so improving the lane for its users.

As such, if plans can be updated to allow for this, it be welcomed and effectively mitigate the development.

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

Call charges apply. For information see www3.hants.gov.uk/contactus/call-charges Your name and address will be recorded in our database and may be made available to others only in accordance with the Data

SERVICING:
Whilst the proposed driveways allow for on-site turning of vehicles to enable forward gear access and egress, this applies to cars and standard delivery vehicles only. Refuse vehicles would need to service the dwellings from the roadside, and as such designated bin collection points should be provided (space for a minimum of 3 bins per dwelling) which will ensure access points / passing places are kept clear of obstruction.

CONSTRUCTION SITE MANAGEMENT PLAN (CSMP):
Due tot he location of the site, a CSMP will be require and this should outline elements including:
- On-site contractor parking areas;
- On-site delivery / storage areas;
- On-site delivery vehicle turning areas; and
- On-site wheel washing facilities.

Additionally , due to the locality of the children's nursery (in particular) at the end of the lane, timings of deliveries should be considered in order to reduce potential conflict in terms of vehicles travelling in opposing directions.

If plans can be updated accordingly to allow for additional passing places at the dwelling access points, and also bin collection points be provided, a re-assessment of plans can be undertaken on their receipt.

Yours sincerely,

Matt Grantham

Head of Highways (Area Offices)
Tim Lawton BEng CEng MICE MCIHT

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

Call charges apply. For information see www3.hants.gov.uk/contactus/call-charges Your name and address will be recorded in our database and may be made available to others only in accordance with the Data