

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 026120

Direct Line

Your reference F/19/86328

Date 17 September 2019

Email eastleighdc@hants.gov.uk

Dear Mr Osmond,

BRIGADIER GERARD, Botley Road, Eastleigh, SO50 7DQ

Construction of 4 No. three bedroom semi-detached dwellings and 1 No. four bedroom detached dwelling with associated amenity space, parking, landscaping and new access from Botley Road.

In regard to application F/19/86328, whilst there would be no objection in principle to the form of development, a Holding Objection is made at this stage for the reasons as outlined below.

ACCESS:

Access into the site is proposed via a formal bell-mouth junction. Whilst the theory of this is accepted, unfortunately no visibility splay drawings have been provided to demonstrate that visibility at the access accords to standards, set against recorded speeds. A drawing will need to be submitted along with speed survey data for assessment.

Additionally, whilst internal site vehicle tracking has been submitted, no such tracking has been provided to demonstrate whether adequate space is afforded for vehicles to enter and exit site in dedicated lanes. Again a drawing showing this will be required for a full assessment to be undertaken.

Pedestrian access should also be reviewed, with proposals needing to connect into the

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

surrounding network to assist with the promotion of safe and sustainable travel. Whilst drawings show a route out to the roadside from the site, it does not appear to connect. Ideally a connection should be made across the frontage of the adjacent public house, and additionally drop kerbs and tactile paving will be required for a crossing to the opposite side of Botley Road. Plans submitted show neither, with no link across the pub frontage, and the crossing of Botley Road being into positions where existing driveways are located. Improvements to the pedestrian provision is therefore required.

It should also be noted, that whilst the proposed access has been assessed, taking into account submitted plans, the developer should be made aware that a subsequent S278 approval will be required prior to implementation, and this will require additional information such as formal engineering drawings to be submitted. This may result in updates being required which could affect the approved layout, and as such early engagement with the S278 team would be advised. Details of the S278 process can be found via the following link:

<https://www.hants.gov.uk/transport/developers/constructionstandards>

PARKING:

The parking quantum has not been fully assessed as this is a function of EBC as Local Planning Authority. However a quick review suggests parking is appropriate and to the EBC Parking Standards, providing a minimum of 2 spaces are provided for 3-beds or less, and a minimum of 3 spaces for a 4-bed or more. An uplift of 20% would then be required for visitor parking in accordance to the EBC Parking Standards.

In terms of layout, this is accepted with 6.0m aisle widths and parking spaces measuring a minimum of 2.4 x 4.8m with additional side strips of 0.3m when located against an adjacent obstruction.

DEVELOPER CONTRIBUTIONS:

Whilst no standard transport DC's are required given the site quantum is below 10 dwellings, a contribution of £6K is requested to enable the implementation of Traffic Regulation Orders (TRO's) to prevent frontage parking, or parking within the access junction that would be obstructive.

Yours sincerely,

Matt Grantham

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