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Enquiries To Matt Grantham

My reference 026120

Direct Line

Your reference F/19/86328

Date 14 October 2019

Email eastleighdc@hants.gov.uk

Dear Mrs Budden,

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, and subsequent to the previous HCC consultation response dated 17 September 2019, additional information has been received from the developer. This information has been assessed and the following updated comments are made:

ACCESS:

Visibility splay drawings have been submitted by the developer, set against appropriate recorded speed data. These splays, as shown on drawing 134.0005.002, are acceptable, though it would be requested that a condition be applied to ensure nothing is placed within the splay envelope exceeding 0.6m in height.

This drawing also shows an additional section of pedestrian footway and associated drop kerb pedestrian crossing points as required to enable safe links into the surrounding pedestrian network.

Additionally, vehicle tracking has been produced which demonstrates that the

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

dimensions of the site access are suitable for purpose, with correct lane designation achievable.

As previously outlined however, it should be noted that whilst the proposed access has been assessed, taking into account the 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 full engineering drawings to be submitted. It is noted that a tree indicated on plans is close to the visibility splay, and as such any inaccuracy in the plans drawn (i.e. width of the trunk) may result in some updates being required which could affect the un-adopted private internal 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>

One point of note however, is the lack of a roadside bin collection point. Unfortunately, this was missed in the first assessment of plans, and given a roadside collection will be required, one should be provided accordingly to prevent obstruction from occurring. This can be done via a condition, and should involve consultation with the EBC Direct Services Team. It would be recommended that if feasible, it is located adjacent to the 'Water Treatment Plant', which had originally been mistaken for the bin collection point in previous plans.

PARKING:

As previously outlined, parking is for EBC to assess as Local Parking Authority, and onwards the amendments suggested in regard to the layout remain outstanding.

DEVELOPER CONTRIBUTIONS:

Again as previously outlined, 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 not be welcomed.

CONDITIONS:

ACCESS CONSTRUCTION PROVISION

No development shall start on site until the access, including the new sections of footway and/or verge crossing shall be constructed and lines of sight of 2.4 x 43.0 metres by 2.4 x 52.0 metres provided in accordance with the approved plans. The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 0.6 metres in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason - To provide satisfactory access and in the interests of highway safety.

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BIN COLLECTION POINT - DETAILS REQUIRED

No development shall start on site until plans and particulars showing details of the provisions of bin collection point within the site have been submitted and approved in writing by the Planning Authority. The development shall be carried out in accordance with the approved details before the use of the development is commenced and shall be retained thereafter.

Reason - To ensure adequate provision within the site.

CONSTRUCTION METHOD STATEMENT REQUIRED

No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme of and phasing of demolition (if any) and construction work;
- (b) The provision of long term facilities for contractor parking;
- (c) The arrangements for deliveries associated with all construction works;
- (d) Methods and phasing of construction works;
- (e) Access and egress for plant and machinery;
- (f) Protection of pedestrian routes during construction;
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas; and
- (h) Methods for preventing mud transfer onto the highway, and the utilisation of road sweepers should this occur.

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason - In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

Yours sincerely,

Matt Grantham

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