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Enquiries To Jenni Jones

My reference 027859

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Your reference F/20/87411

Date 10 March 2020

Email eastleighdc@hants.gov.uk

Dear Mr Morrison,

Netley Central Sports Club, 24 Station Road, Netley Abbey, Southampton, SO31 5AF

Construction of 2 no. semi-detached four-bedroom dwellings with allocated parking, with an altered access from New Road. Existing parking retained at rear of the site for use by sports club users.

Regarding application F/20/87411, the following comments are made:

Layout and Parking

Whilst parking quantum assessment is the responsibility of Eastleigh Borough Council as Local Parking Authority, it appears that the parking provision for the new dwellings is compliant with the EBC Residential Parking Standards SPD with 4 spaces provided per dwelling.

As described in the enclosed Transport Statement, should the remaining 16-space car park attached to Netley Central Sports Club become full, there is ample on-street parking within 200m walking distance of the site. Therefore, it appears that the re-allocation of 8 spaces will not adversely affect the highway.

The proposed layout appears to indicate that the new cycle storage is situated behind both the private and Sports Club parking spaces: clearly, the cycle store must be fully accessible at all times if it is to be used to its full capacity. Therefore, it is requested that

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plans of the proposed cycle storage, including access, be provided in order that HCC can fully assess its suitability.

The vehicle tracking provided indicates that there is adequate space for manoeuvring within both the Sports Centre and private parking spaces. However, it should be noted that there is no opportunity to create a private disabled parking space should one be requested. No access is required for refuse collection vehicles.

Given the multi tandem parking layout, it would also be requested that the middle 4 spaces are widened to 3.0m to enable easy reversing out between tandem spaces from the front space which may otherwise be awkward to achieve for some.

Access and Visibility

The visibility splays (2.4m x 43m) provided indicate that visibility is adequate at the proposed entrance. However, it appears that a telegraph pole is situated directly in front of the proposed new access: the utility company should be consulted to ensure that the item can be relocated, and permission for such works must be secured.

S278

The developer should be made aware that a subsequent S278 approval will be required prior to implementation of the new access, 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>

Servicing

Servicing appears acceptable for the proposed dwellings, however no information is given in regard to servicing for the Sports Club. Whilst refuse vehicle tracking is shown in the accompanying Transport Assessment, this is for a previous development proposal, and the turning head area is not included in this application. As such confirmation of the commercial refuse collection is required.

Summary

While HCC Highways Development Planning has no objections in principle to this application, the following is requested:

1. Details of the cycle storage access and layout;

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2. Details of the refuse servicing arrangements for the Sports Club; and
3. A condition that no development can take place until the proposed access arrangements (including the re-instatement of kerbs at the existing access) have been undertaken.

Yours sincerely,

Jenni Jones

Director of Economy, Transport and Environment
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