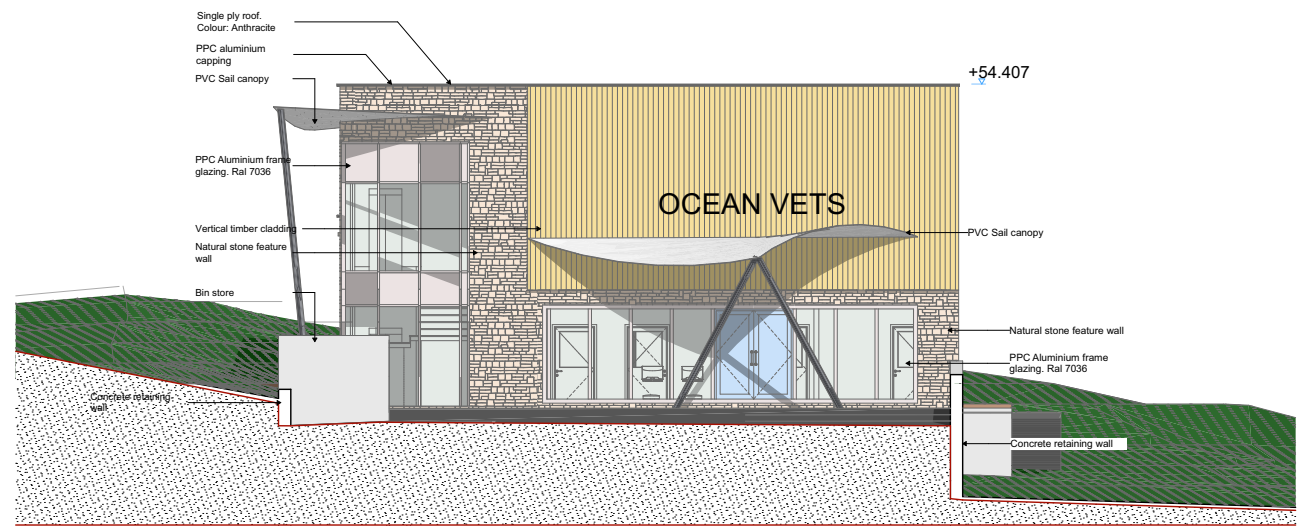


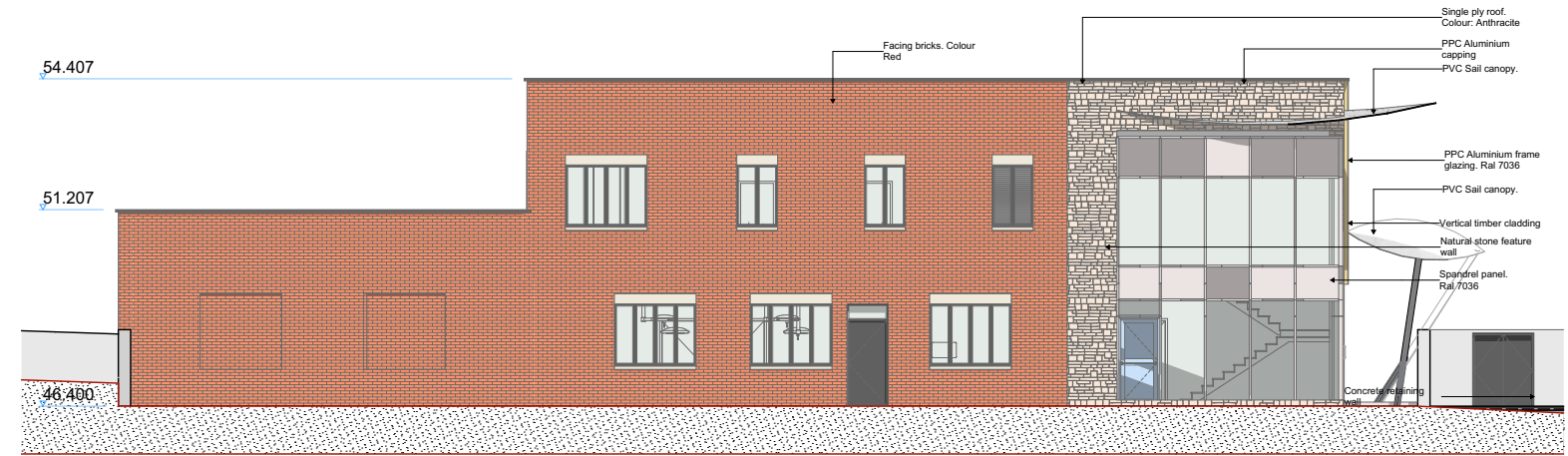
Veterinary Practice - Proposed Elevations



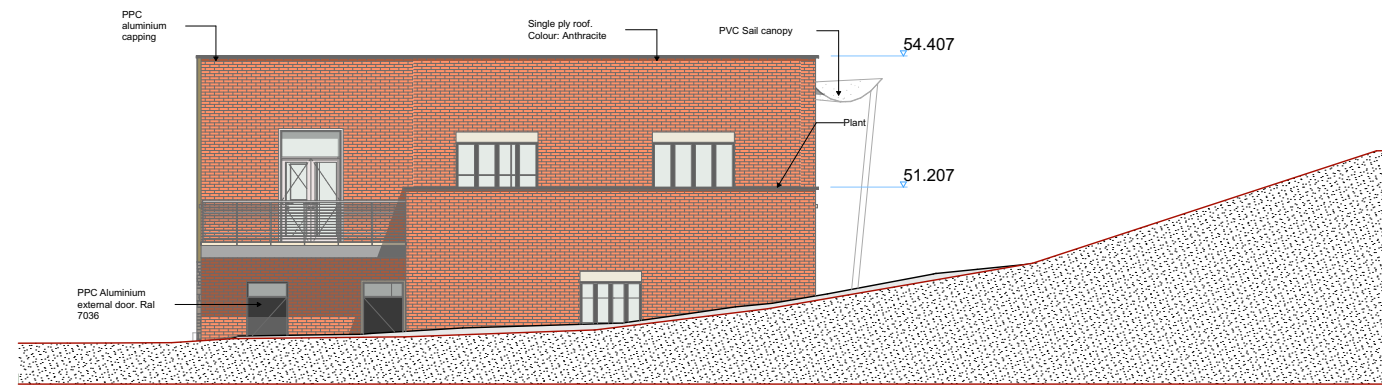
E_N4 North East Elevation
SCALE: 1:100



E_N5 South East Elevation
SCALE: 1:100



E_N6 021 South West Elevation
SCALE: 1:100



E_N7 North West Elevation
SCALE: 1:100

5. Access

5.1 Site access

The new vehicle access into the site will be located off Providence Hill. This access point will provide a simple T junction with a 5m wide carriageway and 6m radi.

A dedicated pedestrian link is to be provided from Providence Hill into the development to the east. This route will provide a safe, attractive and accessible route into the development for residents, visitors and clients visiting the veterinary practice.

5.2 Street hierarchy

A simple street hierarchy is proposed which promotes safe and connected routes that support the character of the local area.

The main street, built to adoptable standards, provides the primary route through the site. Leading from this will be a quieter shared surface street for vehicles, pedestrians and cyclists enabling access to housing frontages. The shared surface street has an informal appearance that complements the semi-rural character and will be designed to limit vehicle speeds to 10mph.

Summary of street types:

Main Street - 5.5m carriageway width, 2m footway on one or both sides

Shared Surface - 6m total width where the carriageway is raised to the level of footways to provide a shared surface for all road users

The layout of streets will provide a safe and well overlooked public realm. The streets are designed to encourage slow traffic speeds and provide a safe environment for pedestrians and cyclists.

5.3 Parking

Residential

The development proposal uses a range of parking treatments in order to provide for a safe, active and attractive development for residents and visitors. A combination of on-plot and off-plot options are proposed:

on-plot: hardstanding or garage

on-street: parallel or perpendicular

In terms of parking provision, the residential development will provide 39 car parking spaces comprising 24 allocated spaces (for all houses), 11 unallocated spaces and 4 visitor parking spaces. The proposed parking provision ensures that all site users can be accommodated without overspill onto the surrounding highway network, and it is in line with Eastleigh Borough Council's parking requirements.

On-plot parking is located on or behind the building line to ensure that cars do not dominate the streets. Visitor car parking spaces are provided in both parallel spaces in lay-bys and on-street perpendicular spaces.

All garages have internal dimensions of 3m by 6m in line with Eastleigh Borough Council's Parking Standards SPD.

Veterinary practice

A car park is provided in front of the proposed veterinary practice providing a total of 19 car parking spaces (2 of which are disabled bays) for use by staff and clients only. This parking provision ensures that staff and visitors can be accommodated on site without overspill onto the surrounding highway network.

Cycle parking

Secure and convenient cycle storage is provided for all residents within garages or garden sheds or cycle stores. Covered and secure communal cycle stores are provided for all maisonette blocks. Cycle parking for the residential dwellings would be provided in accordance with EBC cycle parking standards. A detailed parking plan is provided over the page.

5.4 Refuse strategy

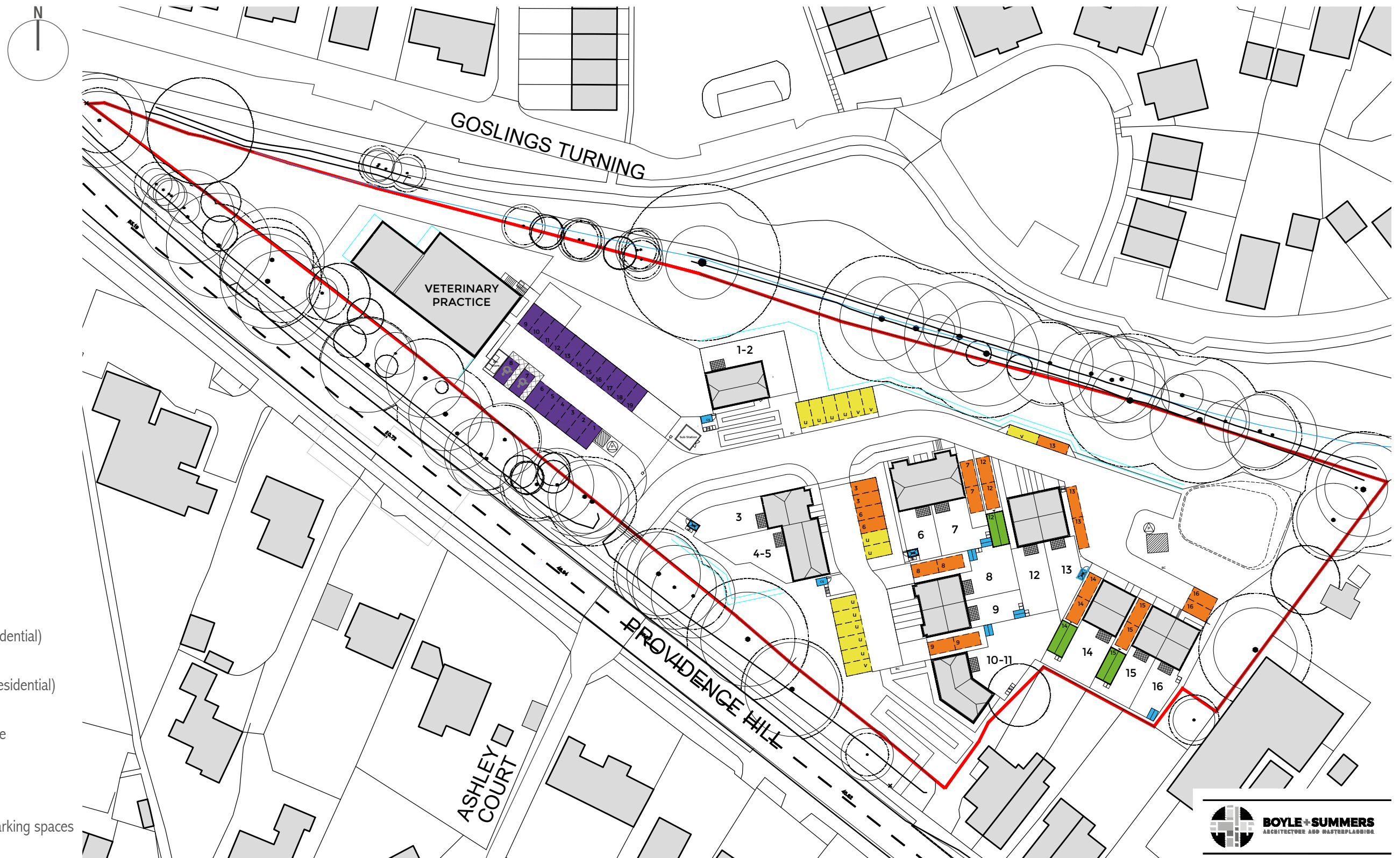
Refuse vehicles (9.1m length) can use all streets within the development. Appropriate space for turning is provided within the carriageway. Additionally, where a vehicle is required to reverse the maximum distance it is required to reverse meets the standards. Residents are expected to leave bins at the kerb adjacent to the property. Where this is not possible due to level changes, bin collection points (a hardstanding area) are provided. The locations of collection points have been carefully considered to ensure all walking distances for both bin collectors and residents comply with the standards. The refuse strategy is set out in the plan overleaf.

5.5 Electric Vehicle Charging

Electric vehicle charging points will be included on properties with on-plot car parking at the ratio required by adopted Council policies.

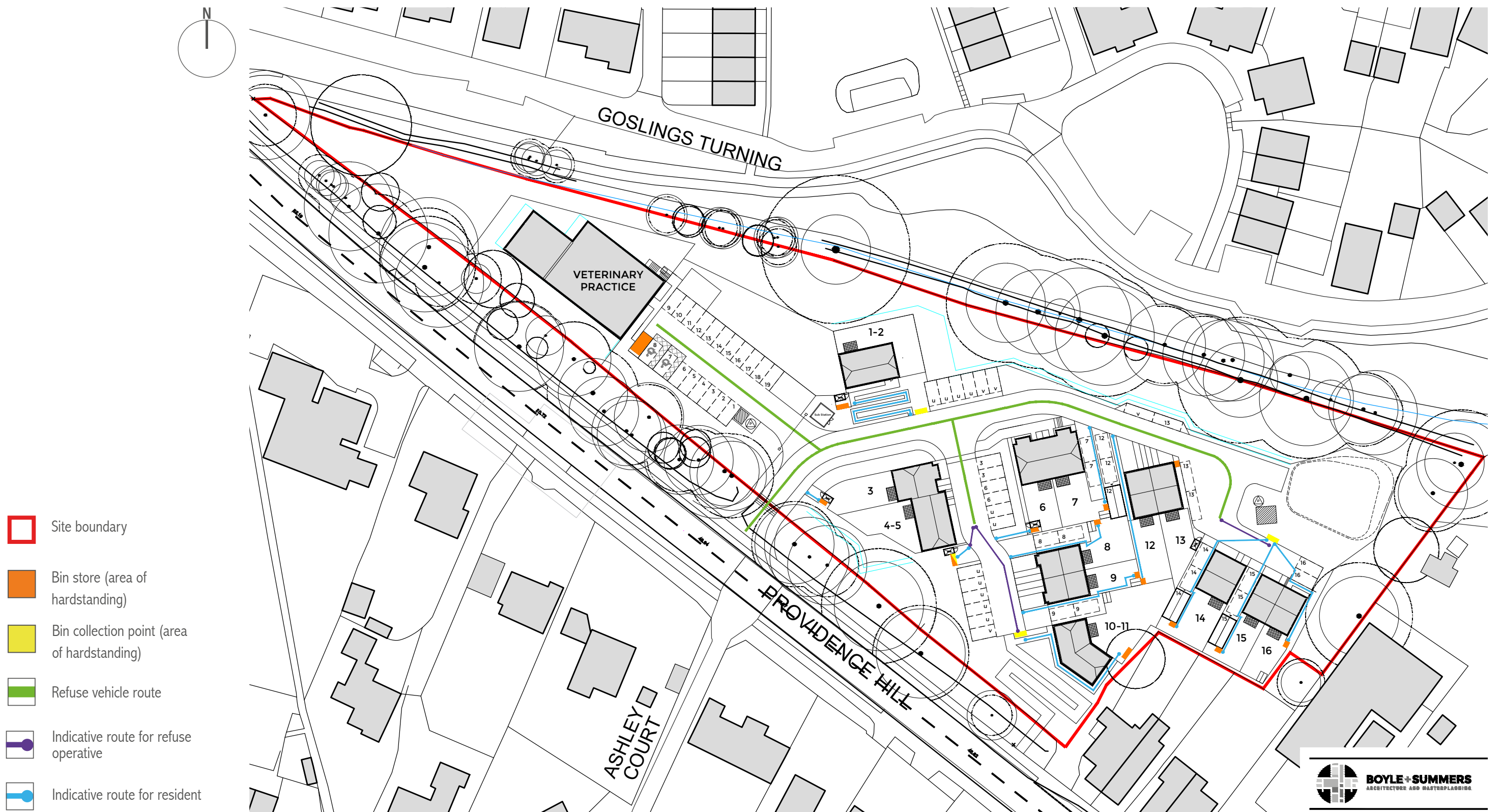


STREET LAYOUT



- Site boundary
- Allocated spaces (residential)
- Unallocated spaces (residential)
- Garage with cycle store
- Garden cycle store
- Veterinary Practice parking spaces

PARKING STRATEGY



REFUSE STRATEGY

6. Conclusion

This Detailed Planning Application seeks approval for a mixed-use development comprising new vehicular access from Providence Hill, veterinary surgery and 16 residential dwellings with resident, visitor and customer car and cycle parking, pedestrian and cycle links to Providence Hill, sub-station, and sustainable urban drainage system, and soft and hard landscaping, including acoustic screening to Providence Hill.

Overall, the proposal will provide 16 new homes, of which 35% will be affordable. There will be a range of house types and sizes, provided comprising 2, 3 and 4 bedroom homes in the form of maisonettes, detached and semi-detached houses. The new veterinary practice will provide employment for 21 professional and support staff.

The proposals set out within this Design and Access Statement have been carefully considered in urban design and architectural terms. It responds positively to the character of the local context of Bursledon and enables delivery of a high-quality place for people to live and work. New homes are carefully positioned in response to the landscape to address streets and key views of Bursledon Windmill. Furthermore, the architectural style of buildings is in keeping with the local vernacular using high quality and robust materials.



ILLUSTRATIVE MASTERPLAN AERIAL

