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Enquiries To Matt Grantham

My reference 047544

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Your reference H/22/93248

Date 7 October 2022

Email eastleighdc@hants.gov.uk

Dear Ms Morris,

1 OAKWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1LW

Replace existing external boundary wall with fence on both side (Oakwood Road and Hiltingbury Road), dropped kerb, erect driveway gate and pedestrian gate

In regard to application H/22/93248, having reviewed the information contained within the application pack, a holding objection would be made at this stage, with additional information and amendments required to the submitted plans.

EXISTING ACCESS:

The existing vehicle access is located in a good position, where visibility splays are above those required, and the access position is situated well away from the junction of Hiltingbury Road / Oakwood Road. As such, clarification is requested as to:

(a) why a change in vehicle access is required; and

(b) given the HCC preference to limit vehicle access points wherever possible, confirmation that it is the intension of the applicant to formally close up the existing vehicle access and re-instate the kerb and footway?

PROPOSED ACCESS:

Assuming the existing vehicle access is to be formally closed, there would be no objection in principle to the proposed vehicle crossover drop kerb. However:

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- (a) A visibility splay drawing demonstrating a 2.4 x 43.0m splay onto the nearside kerb (left and right) of Oakwood Road when exiting site is required, clearly showing that the proposed fence line is set back out of the splay;
- (b) A visibility splay drawing demonstrating a 2.4 x 43.0m splay onto the nearside kerb (left and right) of Hiltingbury Road when exiting Oakwood Road is required, clearly showing that the proposed fence line is set back out of the splay;
- (c) Plans should be updated to remove the vehicle access gates, unless these can be set into site by a minimum of 6.0m from the highway edge. This is to ensure vehicles waiting for the gates to open do not impede free movement of other vehicles, particularly in a location such as this close to a highway junction; and
- (d) The application form outlines that the driveway will be of gravel, which whilst acceptable in principle, required a minimum of 1.0m of hardstanding (i.e. block paving) between it and the highway. This is to ensure gravel does not migrate out of the site onto the highway where it could become a skid or trip hazard. Plans showing the layout of this are required.

Additionally, the applicants should be made aware that should a positive permission be forthcoming from EBC as Local Planning Authority, a secondary permission will be required from HCC to undertake the works. Given the new vehicle access and the requirement to close off the existing vehicle access and re-instate the kerb and footway (should this be the case), this will require a Minor Works S278 agreement to be entered into, details of which can be found via the following link - <https://www.hants.gov.uk/transport/developers/section-278>

If the updated information and drawings are submitted, a re-assessment of the application can be undertaken accordingly.

Should the Case Officer wish to grant permission despite the above issues, then the following conditions would be requested:

CONDITIONS:

ACCESS CONSTRUCTION PROVISION

No development shall start on site until the access, including the footway and/or verge crossing shall be constructed and lines of sight of 2.4 metres by 43.0 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 1 metre 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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CLOSURE OF EXISTING ACCESS PROVISION

Before use of the development is commenced the existing access(es) from the site to Hiltingbury Road shall be permanently stopped up and effectively closed with the footway provided or verge reinstated, in accordance with details which have been submitted to and approved by the Planning Authority.

Reason - In the interests of highway safety.

GATES SET BACK PROVISION

Any gates provided shall be set back a distance of 6.0 metres from the edge of the carriageway of the adjoining highway.

Reason - In the interests of highway safety.

DRIVEWAY SURFACE

The driveway must be constructed of either a non-migratory material, or if materials to be used are migratory then a minimum 1.0 metre buffer of hardstanding must be positioned across the access to prevent material migration onto the highway.

Reason - In the interests of highway safety.

Yours sincerely,

Matt Grantham

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