

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 047248

Direct Line

Your reference DC/22/93607

Date 19 October 2022

Email eastleighdc@hants.gov.uk

Dear Mrs Errington,

North Stoneham Park, Chestnut Avenue / Stoneham Lane, EASTLEIGH, SO50 9HT

Partial discharge of condition 10 (hard landscaping) for Phases 5A and 3A of planning permission X/21/89541 for variation of condition 1 (Approved Plans) of reserved matters RM/17/81168 (pursuant to the outline planning permission O/15/76023) for stage 2, the erection of 514 dwellings

In regard to application DC/22/93607, the consultation request is in regard to the Discharge of Condition 10, which outlines that 'Final details of all hard and soft landscaping (including boundary treatments) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Development shall be carried out in accordance with the approved details'.

Where this infrastructure is to be adopted by HCC as Local Highway Authority, primarily being the hard surface areas such as roads and footways and their associated materials, such elements of design should be formally submitted, checked and approved as part of the S38 process.

Details of the S38 process can be found via the following link –
<https://www.hants.gov.uk/transport/developers/section-38>

Whilst the S38 will provide definitive decisions on the suitability of the hard and soft landscaping proposed, having undertaken a review of the plans submitted as part of

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

this initial consultation response, there are a few initial issues that have been picked up, being:

1. It is noted that visitor parking bays adjacent to some plots (i.e. plots 295-303 and 308) have no step-out strips upon which people can conveniently exit or enter vehicles, which could result in full utilisation being debatable. Whilst these are in private areas, it would be recommended that the Case Officer takes a view on this accordingly;
2. Similarly, the private parking courts do not always have a hard surface step out strip available, and such adjacent grassed areas are likely to become degraded over time - i.e outside of plots 358, 361, etc.
3. It is noted that whilst some visitor parking in adoptable areas is afforded step out areas, such as adjacent to plot 510, there are no drop kerbs to provide easy access on and off of these for various user groups such as buggy and wheelchair users. Confirmation of whether these step outs are flush to the road, or whether drop kerbs should be added is required on plans;
4. Where soft landscaping above 0.6m is to be provided, it would be helpful if plans could show visibility splays outlining how these will not be affected by any soft landscaping.

As outlined above though, where infrastructure is to be adopted by HCC as Local Highway Authority, primarily being the hard surface areas such as roads and footways and their associated materials, such elements of design should be formally submitted, checked and approved as part of the S38 process, and this may highlight additional issues to those listed above. It would therefore be recommended that the applicant enters into this process at their earliest convenience.

Yours sincerely,

Matt Grantham

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