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Enquiries To Matt Grantham

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Your reference F/22/94435

Date 1 February 2023

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Dear Ms Sharpe,

MORTIMERS FARM, MORTIMERS LANE, FAIR OAK, EASTLEIGH, SO50 7EA

Alterations and extensions and conversion of 4 existing barns including Grade 2 listed Threshing Barn and Granary to create 4 dwellings, demolition of modern barn and construction of 5 new dwellings with associated gardens parking and car port/bat barn new sewerage treatment and new footpath on the southern side of Mortimers Lane.

In regard to application F/22/94435, having reviewed the information provided, whilst there is no objection from a highway perspective to the principle of development on the site, additional information is required prior to a positive recommendation being issued.

ACCESS:

Vehicle access into the site is proposed to be via the existing access points taken from Mortimers Lane, and this is acceptable in principle. However, given the flow of traffic at these access points will be two-way, it is requested that CAD AutoTrack drawings are submitted to demonstrate how this movement is achievable without a vehicle having to wait on Mortimers Lane, whilst another vehicle exists site.

In terms of pedestrian access, whilst the submitted Design Statement outlines how previous applications provided a footway to link the site into the existing footway provision to the west, and indeed the footway provision is mentioned in the current application description, it appears to be missing from plans.

As such, plans should be updated to show this provision so that it can be assessed for

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suitableness accordingly, and also be added as a condition of planning should the application gain a permission.

It should also be noted by the applicants that the footway (once approved) will need to be constructed via a S278 agreement for works on the highway, details of which can be found via the following link: <https://www.hants.gov.uk/transport/developers/section-278>

SERVICING:

In regard to servicing of the site, particularly refuse collections (and emergency vehicle access), it is noted that the Design Statement outlines that 'the site will provide access for refuse and emergency vehicles within the site'. However, no vehicle tracking drawings have been submitted as part of the application to demonstrate if these movements are actually achievable. As such, it is requested that appropriate CAD AutoTrack drawings are submitted, which should show movement of refuse and emergency vehicles (fire tender) around the site and also through the site access junction.

It would also be recommended that the Case Officer liaises with the EBC Direct Services Team, to ensure that arrangements are acceptable for the collection of waste, and that adequate space to manoeuvre vehicles on site is provided.

PARKING:

Whilst the quantum for on-site parking is for EBC to assess in their role as Local Parking Authority, in terms of layout this has been reviewed and is of an acceptable design with adequately sized parking bays, step out strips provided when the space is located adjacent to landscaping or vertical obstructions, and correctly sizes aisle widths to allow for ease of turning movements.

DEVELOPER CONTRIBUTIONS:

Whilst no highway developer contributions are required, a contribution of £6K is requested for Traffic Regulation Orders (TRO's) associated with the development, is requested. This would primarily be for parking restrictions to prevent parking in the access junction and along the frontage on Mortimers Lane.

CONDITIONS:

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;

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- (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;
 - (h) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers.
- 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.

FOOTWAY CONSTRUCTION PROVISION

No occupation of the development shall start until the footway access providing a direct link between the site and Knowle Lane has been agreed in writing with the Local Planning Authority in conjunction with the Local Highway Authority, and has been constructed in accordance with approved plans.

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

Yours sincerely,

Matt Grantham

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