

Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

Hampshire 2050
The Castle
Winchester, Hampshire SO23 8UD

Telephone: 0300 555 1375
Fax: 01962 847055

www.hants.gov.uk

Enquiries To Matt Grantham

My reference 048863

Direct Line

Your reference F/22/94034

Date 20 February 2023

Email eastleighdc@hants.gov.uk

Dear Ms Sharpe,

MOORHILL, MOORHILL ROAD, WEST END, SOUTHAMPTON, SO30 3AY

Proposed 70-bed care home (Use Class C2); associated access, parking, landscaping, sustainable drainage, electricity sub-station, other structures and works; following demolition and clearance of the existing site.

In regard to application F/22/94034, following on from the previous HCC highways consultation response dated 26 November 2022, additional plans have been received. The plan (drawing 3127-HIA-XX-22-DR-A-0101) is largely a copy of the initial version, but now includes a footway provision from the site building through to the existing footway on the local highway network. This is welcomed, as previously the footway provision stopped at the site access bellmouth.

With this provision in place, there is no objection to the proposals from a highway perspective, subject to the following developer contributions and conditions being secured.

DEVELOPER CONTRIBUTIONS:

For the above reasons, whilst there would be no objection to the proposals from a highway impact perspective, a Highways Developer Contribution would be requested. This would be for an initial £26,000 and would likely be allocated to:

1. Real Time Information at local bus stops;
2. Bus shelter improvements such as drop down seating at local bus stops; and
3. Pedestrian improvements such as the provision of missing drop kerbs and tactile

Director of Hampshire 2050
Garry Westbrook

paving.

Additionally, it would be requested that a further contribution of £6,000 is secured in order to implement Traffic Regulation Orders required as a result of the development proposals. These would primarily be parking restrictions within the bellmouth access junction area to prevent obstructive parking that may affect movement and visibility. Onwards, there would need to be updates to the existing TRO in the form of amendments to the 'to be closed' access and the continuation of the existing parking restrictions across this.

CONDITIONS:

Should the Case Officer be minded to permit the application, it would be requested that the following conditions are applied:

CLOSURE OF EXISTING ACCESS PROVISION

Before use of the development is commenced the existing access(es) from the site to Moorhill 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.

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 provided in accordance with 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.

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;
- (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, and the subsequent refresh of street lining (as and when required) should this be damaged during the process.

Director of Hampshire 2050
Gary Westbrook

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.

Yours sincerely,

Matt Grantham

Director of Hampshire 2050
Gary Westbrook