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Your reference F/22/94435

Date 28 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, following on from the original HCC Highways consultation response dated 01 February 2023, it is noted that additional information has been received from the applicant, and it can be confirmed that there is no objection to the proposals from a highways perspective, subject to conditions being put in place should planning permission be granted.

This additional information takes the form of a Transport Statement (MT/5880/TS.1 - Feb 2023) and this covers the issues previously raised as concerns or requiring further information. These were:

ACCESS:

CAD AutoTrack drawings have been received to demonstrate two-way movements at the existing access points taken from Mortimers Lane. These are acceptable and demonstrate that the movements are achievable without the potential need for a vehicle to have to wait on Mortimers Lane whilst another vehicle exists site.

In terms of pedestrian access, plans have now been submitted showing the proposed

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link from the development site to the existing footway network. This is accepted in principle, however a condition would be requested (should planning permission be granted) to ensure the footway is built prior to occupation of the site.

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, pagain CAD Autotracking drawings have been provided which demonstrate that there is adequate space on-site for the movement of servicing vehicles.

As previously outlined however, 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.

DEVELOPER CONTRIBUTIONS:

As outlined in the original consultation response, 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;
- (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.

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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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