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Your reference F/22/94436

Date 4 May 2023

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Dear Mr Osmond,

20A HIGH STREET, BOTLEY, SOUTHAMPTON, SO30 2EA

Construction of 3no. two bedroom terraced dwellings with ancillary amenity space and parking, following demolition of existing disused buildings

In regard to application F/22/94436, having reviewed the information contained within the application pack, whilst there would be no objection in principle to the proposals from a highways perspective, there are certain elements of the proposals that require clarification.

ACCESS:

Vehicle access into the proposed development site is via an existing access point between numbers 20a and 24/26 High Street. Whilst this access falls between a bus stop (non-layover) and roadside parking, as an existing access with no known safety record, this would be acceptable, though it would be recommended that the Keep Clear markings are refreshed to highlight access.

In terms of pedestrian access, this is also unchanged, utilising the existing footway provision on the High Street.

ON-SITE LAYOUT:

Internally, the proposals are generally acceptable with 6.0m aisles to enable easy turning in and out of the parking spaces, and to onwards enable forward gear access and egress. It is however noted that access gates are shown on the Site Layout Plan (Drawing P/0322/3/1), and that these are located too close to the highway. They should

Director of Hampshire 2050
Garry Westbrook

be relocated further into site, a minimum of 6.0m from the back edge of the footway.

Onwards, refuse vehicles will not be able to enter the site given the lack of a suitable turning area, and given the potential for bins to migrate onto the footway, it would be requested that a bin collection point be provided and added to plans. It is likely that this could be located to the side of the access drive, providing suitable access width remains.

PARKING:

Whilst the quantum of parking is for EBC to assess in their role as Local Parking Authority, it is noted that only 3 vehicle parking spaces are proposed for the 3 dwellings, which appears to be below the EBC set standards.

Additionally, the site area appear to have been historically utilised by No.s 20 and 20a High Street as their designated parking area. Confirmation of this is requested, and if this is indeed the case, it would be requested that details of where this parking will be located to are supplied. Without a suitable combined quantum of parking, overspill parking could occur which could be obstructive and generate a loss of amenity for existing residents. As such it would be requested that the Case Officer ensures the EBC Parking Standards are fully adhered to.

In terms of layout, the parking that is supplied is acceptable with adequate turning area and parking space dimensions.

If the additional information can be supplied, along with revised plans, then a re-assessment of the application can be undertaken accordingly.

Yours sincerely,

Matt Grantham

Director of Hampshire 2050
Gary Westbrook