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Enquiries To Matt Grantham

My reference 049653

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Your reference F/23/95122

Date 9 May 2023

Email eastleighdc@hants.gov.uk

Dear Mr Osmond,

Land at the Hanns Way Car Park, Eastleigh Town Centre, Land at Hanns Way Car Park, Eastleigh

Construction of 4No. two bedroom and 2No. one bedroom apartments in a two and three storey block, with ancillary amenity space, landscaping, bin and cycle storage.

In regard to application F/23/95122, having reviewed the information contained within the application pack, there is no objection to the proposals from a highways perspective, subject to the conditions outlined below being applied.

ACCESS:

Access into the site will be via a new drop kerb/vehicle crossover to the northeast corner of the site for the single parking space to be retained on site for the Maintenance vehicle use.

Pedestrian access will remain unchanged, utilising the existing footway links located on the eastern and southern aspects of the site.

SERVICING:

Bin stores are located on the northern boundary, with a 'drag' route out to the east onto Hanns Way, where it can be collected by the refuse vehicle kerbside, with the 'to be implemented' drop kerb enabling a connection to the refuse vehicle.

This is acceptable from a highways perspective, but the Case Officer may wish to liaise

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with the EBC Direct Services team given they will be the ones to actually undertake the collections.

PARKING:

At present 18 vehicle parking spaces are provided on site for public use, and these will be lost, however there are short stay on-road parking bays in the local vicinity, as well as various options for disabled parking to take place. In addition, the Swan Centre has spare capacity which can easily accommodate the lost parking, and this is within a reasonable distance.

In terms of residential parking, none is proposed. This is acceptable from a highways perspective, given the site is ideally located for sustainable alternatives (bus and train), as well as the obvious employment, retail and leisure uses in the surrounding area.

Cycle parking is provided, with 12 spaces available in a shared and secure cycle shed, and this accords to the EBC Parking Standards.

One point of note, is that the site is located within a Controlled Parking Zone. As new development, the applicant should be made aware that the future dwelling will not be eligible for inclusion within the allocation of parking permits. This information should be provided to future occupants to ensure they are aware that they will have no vehicle parking options available to them.

CONDITIONS:

ACCESS CONSTRUCTION PROVISION

No development shall start on site until the access, including the footway and/or verge crossing shall be constructed in accordance with the approved plans.

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

CLOSURE OF EXISTING ACCESS PROVISION

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

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