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Enquiries To Matt Grantham

My reference 049712

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Your reference F/23/95177

Date 18 May 2023

Email eastleighdc@hants.gov.uk

Dear Mr Osmond,

Land at Nightingale Avenue, Eastleigh, Land at Nightingale Avenue, Eastleigh

Residential Development to Provide 2 no. Two Bedroom and 2 no. One bedroom Dwellings

In regard to application F/23/95177, there is no objection in principle to the application, subject to consideration of the comments below; parking being provided in accordance to the EBC Parking Standards; and the application of condition(s) as outlined below.

ACCESS:

Access to the site is via a rear service road from Nightingale Avenue that currently accommodates various rear parking for the flats above the shops, Falcon Square and Magpie Lane.

This is acceptable, with the increase in trip rates from the additional 4 dwellings not anticipated to cause significant impact, and the initial double width area off Nightingale Avenue that can allow opposing vehicles to pass off the main road should this situation occur.

There will however be a requirement for a Minor Works S278 to be applied for and approved in order for the vehicle access into site to be achieved, and this will need to be applied for via the following web address:

<https://www.hants.gov.uk/transport/developers/section-278>

In terms of pedestrian access, footways are provided for approximately 2/3 of the

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distance between Nightingale Avenue and the site, and with vehicle speeds relatively low at this point, pedestrian safety is acceptable with existing use working without known issue.

The continuation of the footway to the development is a possibility via a conversion of a grassed area, and the developers may wish to investigate this. However given the likely vehicle flows and speeds at this point, this would be a convenience issue rather than a highway safety issue with pedestrians already negotiating the route without know issue when accessing properties via the rear.

PARKING:

In terms of the parking quantum, whilst this would be for EBC to assess, it would be requested that the Case Officer confirms that the quantum is in accordance to the EBC Parking Standards 'minimum' requirements, given the historical parking issues within the local area.

It is noted however that 6 formal parking spaces are proposed for the 4 dwellings, and the layout is acceptable with adequately sized parking spaces and 6.0m turning aisle widths. There is also a hard surfaced area within the red line of the site along the northern edge which looks capable of being utilised for informal parking (two spaces), though the purpose / use of this is not made clear within the application pack.

Whilst a 'disabled' parking bay is indicated on plans, it would be recommended that this space is not marked up as such, unless a future resident with specific needs requires it, as otherwise it could become an un-utilised space.

SERVICING:

Servicing of the site is achievable via the rear service roads, as is the situation with neighbouring properties that are also serviced from the rear. A bin collection point is provided on the northern edge of the site which is welcomed, as this will assist in the prevention of bins migrating onto the service road itself which could become obstructive.

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

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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.

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.

PARKING PROVISION

Before use of the development is commenced provision for parking shall have been made within the site in accordance with the approved plans and shall be retained thereafter.

Reason - To ensure adequate on-site car parking provision for the approved development.

Yours sincerely,

Matt Grantham

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