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Your reference F/23/94668

Date 13 June 2023

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Dear Ms Altman,

Land East of Knowle Lane, Fair Oak, SO50 7DZ

Construction of 5no. general industrial buildings (Use Class B2) containing 15 separate units, including landscaping, parking and associated works (amended description)

In regard to application F/23/94668, following on from the previous HCC Highways consultation response dated 24th May 2023, it is noted that amended plans have been submitted in order to cover off the non-objectionable comments made in regard to internal site HGV movements, footway provision, and slight parking layout amendments.

These have been considered, and are acceptable. As such, there remains **no objection** to the proposals from a highways perspective, subject to conditions being applied as outlined below.

INTERNAL SITE LAYOUT:

As previously outlined in the HCC consultation response dated 25 May 2023, whilst as a commercial site, the internal roads would not be adopted by HCC as Local Highway Authority, a review of the submitted drawings had been undertaken.

This identified that an additional HGV passing spot / layby had been added to the west of unit 8, however, whilst the layout looks to provide an area wide enough for two HGV's to pass, unfortunately no tracking drawings had been supplied to fully demonstrate this.

Director of Hampshire 2050
Garry Westbrook

Updated drawings have now been provided (NJC-001 Rev B), and the associated tracking demonstrates how two HGV's can pass each other at this point. As such, there are no longer any concerns with this element of the site.

Additionally, it was highlighted that (as with previous HCC Highways consultation responses) the developer may wish to provide a footway adjacent to the access road, linking up to that already in place from the access of the east Horton Business Park. This would be beneficial to users of the site, and help promote safe and sustainable pedestrian access.

It is noted that this has now been added to the site layout plan on the southern side of the access road (Drawing SL01 Rev B), and this addition is welcomed.

In regard to the parking layout, it had been suggested that the developer may wish to introduce an additional 0.3m step out strip for spaces located against landscaping to both enable doors to be opened properly, and to prevent the need to step onto the landscaped areas.

This has been taken into consideration by the developer, and the additional step-out strip has been added to plans accordingly where required.

Finally, if permission is to be granted by the Case Officer, the following conditions would continue to be requested:

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.

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.

Director of Hampshire 2050
Gary Westbrook

COMMERCIAL VEHICLE ACCESS PLAN

Prior to occupation of the site, a Commercial Vehicle Access Plan must be submitted to and approved in writing by the Planning Authority, in conjunction with HCC as Highway Authority. The plan must include:

- (a) An HGV and commercial vehicle routing plan in and out of the site;
- (b) Agreement that HGVs and commercial vehicles will not access the site from the southern end of Knowle Lane; and
- (c) Agreement that HGVs and commercial vehicles will not egress the site in the direction of the southern end of Knowle Lane.

Reason – In the interests of highway safety and the amenity of residents to the south of the site on Knowle Lane.

Yours sincerely,

Matt Grantham

Director of Hampshire 2050
Gary Westbrook