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Enquiries To Matt Grantham

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Your reference F/23/95872

Date 20 September 2023

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Dear Ms Morris,

Land at South Side of , Heath House Lane, Hedge End

Change of use of land to Agricultural with associated works including, engineering works to land to raise ground levels to allow erection of 2 x poly-tunnels and 2 x outbuildings

In regard to application F/23/95872, having reviewed the information contained within the application pack, there would be no objection in principle to the proposals from a highway perspective, subject to minor updates to plans, and the conditions listed below being applied should the proposals be permitted.

ACCESS:

Access into the site is proposed to be via the existing field gate access from Heath House Lane. This is generally acceptable, with an existing drop kerb, and adequate visibility splays which are achievable subject to the condition below.

However, it is noted that in terms of the width of the access, this is outlined as being 3.5m wide in the associated Design & Access Statement. Due to the site being commercial in nature, with various movements anticipate throughout the day as flowers are either distributed or picked up, it would be requested that this is widened to a minimum of 4.8m accordingly to allow for two way movement and no need to stop on the highway and wait for a vehicle to egress.

Onwards, whilst the gate is to be set back into site by 6.0m from the highway edge (drawing KA/2023/J29 A103), it is requested that this is increased to 8.0m so that it can

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accommodate the larger delivery transit vans such as a Long Wheel Base Sprinter which measures just short of 7.0m in length.

Confirmation would also be requested from applicants that this size van would indeed be the largest sized vehicle anticipated to access the site once the commercial development is underway.

TRIP RATES:

The application pack outlines that a maximum of 4 staff would be anticipated on site. This is minimal in terms of an increase to the background vehicle movements on Heath House Lane and as such would be acceptable.

In terms of how the grown flowers will either be delivered or picked up for distribution to (anticipated) various florists however, no details are given in terms of numbers of vehicle movements this may involve. It is understood that the proposals are essentially a relocation of an existing flower growing business currently based in Lymington, and as such it would be requested that appropriate details of pick-up / deliveries anticipated are provided.

CONSTRUCTION:

It is understood that the site levels will need to be altered to accommodate the proposed use, making the ground level flat. Some works have already been undertaken.

Details of how the soil will be brought into site should be provided, along with the appropriate (anticipated) number of vehicle movements.

Onwards a Construction Environment Management Plan should be provided to detail these numbers, as well as transport routes, turning space on site, and elements such as wheel wash facilities to ensure mud/debris is not transferred onto the highway.

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;

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(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 and lines of sight of 2.4 metres by 48.0 metres provided in accordance with the approved plans. The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 0.6 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

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

GATES SET BACK PROVISION

Any gates provided shall be set back a distance of 7.0m from the edge of the carriageway of the adjoining highway.

Reason - In the interests of highway safety.

It would also be requested that a suitably worded condition is applied to ensure that the site is only utilised for the growing and wholesale / trade distribution of flowers to florists, etc. and does not become open to the general public with an associated shop and till element, as this would greatly change trip rates to and from the site as well as elements such as parking requirements.

If the additional information requested can be supplied, a re-assessment can be undertaken accordingly.

Yours sincerely,

Matt Grantham

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