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Date 6 November 2023

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Dear Ms Altman,

**GROUND FLOOR, 103 BOURNEMOUTH ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3AE**

**Application for discharge of Conditions 3 and 4 (Contaminated land), 5 (CEMP), 6 (Materials), 8 (Boundary treatment), 12 (Car Park and Delivery Management Plan), 14 (Hard surfacing), 15 (Noise), 21 (Cycle storage) and 25 (Lighting) of planning permission F/22/94159 for 'Single storey extension to existing commercial building (Use Class E, excluding E(b), (d), (g)ii, iii and (f)), including new refuse and cycle storage'.**

In regard to application DC/23/95930, and following on from the previous HCC Highway consultation responses dated 28 September 2023 and 16 October 2023, as requested, additional information and plans (drawing PL08 Rev. B) have been received in regard to Condition 12 (Car Park and Delivery Management Plan). This has been reviewed and the following comments are made:

#### **Condition 12 - Car Park and Delivery Management Plan**

In regard to the Car Park and Delivery Management Plan, as outlined previously, the plan covers the elements requested, and in specific regard to the Delivery and Car Park Management areas is generally acceptable. The methodology for delivery vehicle access and refuse collections (combined vehicle) is fully outlined and appears reasonable, and the initial car park management methodology is also acceptable with the onwads commitment of appointing a Car Park Management Company should issues arise being agreeable.

In terms of the areas previously raised as concerns:

Director of Hampshire 2050  
Garry Westbrook

1. In terms of the signage to be provided to ensure access and egress is adhered to, it had been requested that the 'Tesco' signage is relocated to a position as close to the highway as possible. However, in light of the highway boundary information provided by the applicant, it is now acknowledged that this signage is indeed already located as close to the highway as possible, whilst being retained in an area of private land as would be required.

As requested during discussions with the applicants representatives however, plans have been updated to outline the requirement for additional TSRG compliant highway signage to be provided to formally enforce the access only / egress only nature of the site layout. This additional signage will however be formally discussed as part of the S278.

2. The area of hatching located to the north of the proposed egress.

Concerns were raised that the area of hatching located to the north of the proposed egress will likely be within the vehicle detection area of the signals, and as such must be kept clear at all times. With the 'Tesco' signage moved closer to the highway, this would leave an area of adequate size to be potentially used as an 'overspill' parking space. However, given the 'Tesco' signage is to remain in the position as shown on plans, this will prevent a vehicle from directly driving onto the area, and the remaining space would not be of an adequate size to park a vehicle, particularly given it would need to overhang and block the footway.

Therefore there are no longer valid concerns in this regard, though hatching of the area will still be required, potentially backed up with 'Keep Clear' or similar to ensure other items are not placed in the area. This element can however be agreed as part of the S278 given it is an area of highway land.

Given the above, it can be confirmed that there would be no objection to the Discharge of Condition 12.

Overall however, whilst there would be no objection to the Discharge of Condition 12 from a planning perspective, it should be noted by the applicant that the S278 for highway works is still ongoing and is not yet fully agreed.

Due to this, they should be aware that further changes to signage, layout and additional signal heads (for example) may be required subsequent to what is being reviewed as part of this condition discharge application. Any changes will need to be fully implemented even if they are amendments to the current plans, and as such, full and early engagement with the Highway Development Agreements team is recommended.

Yours sincerely,

Matt Grantham

*Director of Hampshire 2050*  
**Gary Westbrook**