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Your reference F/23/96103

Date 9 November 2023

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Dear Mr Osmond,

Parcel of land to the rear of Oakfields, Land Rear of Oakfields, Fair Oak

**Erection of 8no. dwellings with parking, landscaping and associated works
(revision to application F/21/90322)**

In regard to application F/23/96103, having reviewed the information contained within the application pack, there would be no objection to the proposals from a highway perspective, subject to the conditions as outlined below being applied.

ACCESS:

Access in and out of the site for both pedestrians and vehicles is via Delamere Gardens, which forms part of the recently constructed Crowd Hill residential estate.

For vehicles, access is provided for the proposed 8 dwellings via a mix of vehicle crossovers leading to private driveways, and a shared vehicle crossover leading to a rear parking court for plots 2 and 3. All vehicle crossovers have adequate visibility splays onto Delamere Gardens, with landscaping and grass verge enabling the required 2.4m set back, with unrestricted views to the left and right. It would however be requested that a condition is applied (as outlined below) to ensure all frontage landscaping located between the property boundaries and Delamere Gardens is retained at 0.6m or lower.

In terms of pedestrian access, whilst no footway is provided across the eastern frontage of the properties adjacent to Delamere Gardens, an existing footway does exist on the western side. Whilst a dedicated footway on the eastern side would be potentially

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advantageous, the western footway is easily accessed using the driveway drop kerbs on both sides of the road, and given the low level of vehicle flows on Delamere Gardens, this crossing would obviously be acceptable. As such, no justifiable objection is made in this regard.

Applicants should however be made aware that subsequent to any planning permission that may be forthcoming from EBC as Local Planning Authority, subsequent permission will be required from HCC as Local Highway Authority to undertake the drop kerb access works to the proposed properties from Delamere Gardens. Details of this process can be found via the following web address -

<https://www.hants.gov.uk/transport/licencesandpermits/roadopening/section171>

VEHICLE PARKING:

In terms of the parking quantum, this is for EBC to review as Local Parking Authority, whereby the EBC Parking Standards SPD should be fully adhered to. With regard to layout however, this has been assessed and is accepted. Individual driveways are of sufficient width and length to accommodate parking and pedestrian movement, and the shared car court is also sufficient in size both for parking bays and the required aisle width to allow for forward gear access and egress.

It would however be requested that rear garden cycle stores are added to plans for the dwellings that are not afforded garages - Plots 2, 3 and 5 to 8.

CONDITIONS:

ACCESS CONSTRUCTION PROVISION

No development shall start on site until the access, including the footway and/or verge crossing shall be constructed. The lines of sight splays shall be kept free of any obstruction exceeding 0.6 metre in height above the adjacent carriageway, between the northern and southern boundaries of the development, between the property frontages and Delamere Gardens, and shall be subsequently maintained so thereafter.

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.

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;

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- (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 for 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.
- 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

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