

Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

Hampshire 2050
The Castle
Winchester, Hampshire SO23 8UD

Telephone: 0300 555 1375
Fax: 01962 847055

www.hants.gov.uk

Enquiries To Matt Grantham

My reference 052051

Direct Line

Your reference F/23/96606

Date 16 January 2024

Email eastleighdc@hants.gov.uk

Dear Ms Altman,

Land rear of 12 Sydney Avenue, Hamble le Rice, SO31 4JP

Construction of 7 no. bungalows with associated parking and landscaping, and vehicle access from Sydney Avenue

In regard to application F/23/96606, having reviewed the information contained within the application pack, whilst there would be no objection in principle to the application from a highway perspective, additional information and updates to plans are requested prior to a formal no objection being issued.

ACCESS:

The submitted Site and Location Plan drawing (SD-2011-101 Rev C) appears to show the access into the site being formed via a formal bell-mouth junction of sufficient width to allow for two-way vehicle movements in and out of the site.

Whilst the widths as shown are acceptable, given the small size of the development it would be requested that this is updated to a simple dual width vehicle crossover to retain pedestrian priority and assist in slowing vehicle speeds.

Additionally, plans should clearly show the proposed access locations (dropped kerbs) for the adjacent two dwellings. The current accesses are to be converted for the proposed development, but no indication of new accesses from which to gain entry to the associated parking areas is given.

It is also noted that a pedestrian footway is to be provided into site along the eastern

Director of Hampshire 2050
Garry Westbrook

side of the shared driveway. This is welcomed, however applicants should be made aware that a S278 will be required for the works to be undertaken, details of which can be found via the following link:

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

PARKING:

In terms of the parking quantum, this has not been assessed as it is for EBC to ensure that their Parking Standards SPD is fully adhered to. It is however noted that 12 shared spaces are proposed for the 7 dwellings.

In terms of layout however, this has been assessed and is acceptable with adequately sized parking bays and aisle width providing a suitable space within which to turn.

With regard to the existing dwellings, numbers 12 and 14 Sydney Avenue, plans should however be updated to show where their parking will be located on their site, and also how they will be accessed (see above). A minimum of 2 parking spaces each will be required, assuming they are 2/3-bed dwellings.

SERVICING:

The application pack outlines that refuse collections will be undertaken internally, with a refuse vehicle accessing the site to achieve this. Refuse vehicle tracking has been undertaken to demonstrate this and is shown on drawing SD-2011-101 Rev C appropriately.

However, no details are provided in regard to the size of refuse vehicle utilised for the tracking and this requires confirmation prior to sign-off that movements are achievable. The minimum sized refuse vehicle that should be utilised for tracking measures 11.2 x 2.53m and these dimensions should clearly be shown on plans.

If updated plans taking into consideration the points above can be provided, then a re-assessment of the proposals can be undertaken accordingly.

CONDITIONS:

Should the Case Officer be minded to approve the application, then the following conditions would be requested, given the location and constraints of the application site.

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;

Director of Hampshire 2050
Gary Westbrook

- (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.

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.

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.

Yours sincerely,

Matt Grantham

Director of Hampshire 2050
Gary Westbrook