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Enquiries To Matt Grantham

My reference 052523

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Your reference F/24/96914

Date 29 February 2024

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Dear Mrs Martin,

PEAR TREE COTTAGE, BOTLEY ROAD, HORTON HEATH, EASTLEIGH, SO50 7DT

Erection of 1no. four bed detached dwelling and detached double garage with new vehicular access off Botley Road

In regard to application F/24/96914, having reviewed the information contained within the application pack, there would be no objection to the proposals from a highway perspective subject to conditions being applied as outlined below.

ACCESS:

It is proposed that access in and out of the site will be via a new drop kerb vehicle crossover to be located onto Botley Road, where adequate visibility can be provided. Additionally, the site directly links into the local footway network to enable sustainable journeys to be made on foot and also via bus with local bus stops available.

It should however be noted that subsequent to any planning permission that may be issued by EBC as Local Planning Authority, a secondary permission will also be required by HCC as Local Highway Authority to actually implement the vehicle access works. Details of this can be found via the following web address:

<https://www.hants.gov.uk/transport/parking/droppedkerbs>

It should however be noted by applicants that the maximum drop kerb vehicle crossover width permitted is 10.0m, and as such, plans specifically submitted for the drop kerb to HCC will need to make clear where on the frontage the drop kerb will be required.

Director of Hampshire 2050
Garry Westbrook

SITE LAYOUT:

The site layout is acceptable, with adequate space afforded for the parking of vehicles as well as turning on site to enable forward gear access and egress. Onwards, gates are proposed, however these are set well into site, beyond the minimum requirement of 6.0m from the highway edge.

CONDITIONS:

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 2.0 metres by 70.0 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 1 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 6.0m from the edge of the carriageway of the adjoining highway.

Reason - In the interests of highway safety.

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; and
- (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.

Yours sincerely,

Matt Grantham

Director of Hampshire 2050
Gary Westbrook