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Enquiries To Matt Grantham

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Your reference F/24/96845

Date 2 April 2024

Email eastleighdc@hants.gov.uk

Dear Mr Huckfield,

Land located on Allington Lane,

Change of Use of Agricultural Land to Equestrian and Erection of Stables and Widening of Existing Access from Allington Lane

In regard to application F/24/96845, 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 outlined below being applied.

Access into the site is proposed to be via the existing gated vehicle access from Allington Lane, however it is proposed to improve this by hard surfacing and widening the access, and also set the gates back into site an adequate distance to enable a car and trailer to wait off of the highway whilst the gates are opened.

This is acceptable, as the proposals are a betterment of the existing vehicle access, and due to the proposed on site use - breeding of Hackney Horses - it is not anticipated that trip rates to the site will increase significantly.

It should however be noted by the applicants, that subsequent to any planning permission that may be issued by EBC as Local Planning Authority, a secondary S184 licence will be required from HCC as Local Highway Authority to formalise, hard surface and widen the vehicle access. Details of this process can be found via the following web address - <https://www.hants.gov.uk/transport/developers/section-184>

It would also be requested that the following conditions are applied, should the Case

Director of Hampshire 2050
Garry Westbrook

Officer be minded to approve the application.

CONDITIONS:

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.

PARKING AND TURNING PROVISION

Before use of the development is commenced provision for parking and turning area 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.

GATES SET BACK PROVISION

Any gates provided shall be set back a distance of 10.0m from the edge of the carriageway of the adjoining highway.

Reason - In the interests of highway safety.

It would also be requested that the Case Officer considers an additional condition, outlining that the on site use is restricted to the commercial breeding of Hackney Horses, in order to prevent commercial stable and livery use for the general public. This would likely increase trip rates and require additional vehicle parking to be provided on site.

Yours sincerely,

Matt Grantham

Director of Hampshire 2050
Gary Westbrook