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Date 10 April 2024

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Dear Ms Morris,

BADNAM COTTAGE, HIGH STREET, BURSLEDON, SOUTHAMPTON, SO31 8DJ

Demolition of existing dwelling and replacement with 1.no 4-bedroom dwelling

In regard to application F/24/97033, 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 the existing access into the site from High Street will continue to be utilised, however it will be improved via a widening to its western side which will improve access / egress angles on an off of the existing driveway.

This improvement is acceptable, however as the access directly adjoins the highway, a S184 Road Opening Licence will need to be applied for from HCC as Local Highway Authority to gain approval to undertake the highway works - should the application be granted permission by EBC as Local Planning Authority. Details of the process can be found via the following web address -

<https://www.hants.gov.uk/transport/developers/section-184>

TRIP GENERATION:

Given the proposals are for a demolition and replacement of an existing single dwelling, no additional trips are anticipated to be generated by the development. As such, in consideration of the improved access, no negative impact on the highway would be anticipated.

Director of Hampshire 2050
Garry Westbrook

INTERNAL LAYOUT:

Whilst the internal layout is not for adoption by HCC as Local Highway Authority, an initial review has been undertaken, and the site layout is accepted. Adequate space is provided for both parking and the turning of vehicles (inclusive of delivery vehicles that will at times access the site), and this will enable forward gear access and egress.

SERVICING:

Refuse collections will be via the roadside as existing, and it is noted that the widened access will provide additional temporary bin storage on collection days, in an improvement to the existing situation.

CONDITIONS:

Given the locality, where deliveries, storage, and parking have the potential to disrupt other local highway users, a Construction Site Management Plan would be requested as follows:

CONSTRUCTION SITE MANAGEMENT PLAN REQUIRED

No development shall start on site until a construction site management plan 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;
- (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