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Your reference F/23/95549

Date 11 January 2024

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Dear Mr Osmond,

BRIGHSTONE, BOTLEY ROAD, HORTON HEATH, EASTLEIGH, SO50 7DT

Construction of 5.no dwellings, landscaping, parking and associated works following demolition of existing dwelling, site clearance and preparation.

In regard to application F/23/95549, following on from the previous HCC Highway consultation responses dated 16 August and 8 November 2023, it is noted that updated plans have been received showing an amended on site layout, in particular, details of the vehicle access proposals with Botley Road (Drawing 20/001/107 Rev P7).

This updated drawing has been reviewed, and the following comments are made.

ACCESS:

As previously outlined, at present, access into the site is from Botley Road, via a shared driveway access with the adjacent property to the north (Neerome), in the form of a dropped kerb vehicle crossover.

The proposals look to separate the access, providing a single access point for Neerome, and a new shared access point for the 5 proposed dwellings, again in the form of a drop kerb vehicle crossover.

As requested, the updated drawing now clearly shows the extent of the proposed drop kerbs for both the proposed new development and the adjacent Neerome, and this is acceptable.

Director of Hampshire 2050
Garry Westbrook

The developer should however be made aware that given there is both the implementation of new drop kerbs, and the closing up and reinstatement of a redundant section of drop kerb, a Minor Works S278 will need to be undertaken. Details of this process can be found via the following link:

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

ON-SITE LAYOUT:

As outlined in the previous HCC Highway consultation responses, whilst it is understood that the internal site is not being put forward for adoption, an internal review has been undertaken for completeness.

With no updates made to the drawing, in regard to the internal layout, previous comments remain valid. However, they are advisory and would not be a reason for a highway objection given there would be no highway impact.

SERVICING:

Again as outlined in the previous consultation response, proposals for refuse collections are acceptable.

Given the above comments, there is no objection to the application from a highway perspective, subject to the conditions outlined below being applied.

CONDITIONS:

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;
- (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.

Director of Hampshire 2050
Gary Westbrook

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 43.0 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 0.6 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.

CLOSURE OF EXISTING ACCESS PROVISION

Before use of the development is commenced the sections of redundant existing access(es) from the site to Botley Road shall be permanently stopped up and effectively closed with the footway provided or verge reinstated, in accordance with details which have been submitted to and approved by the Planning Authority.

Reason - In the interests of highway safety.

CYCLE STORE - DETAILS REQUIRED

No development shall start on site until plans and particulars showing details of the provisions of on plot cycle storage for Plots 1, 2 and 3 have been submitted and approved in writing by the Planning Authority. The development shall be carried out in accordance with the approved details before the use of the development is commenced and shall be retained thereafter.

Reason - To ensure adequate provision within the site.

Yours sincerely,

Matt Grantham

Director of Hampshire 2050
Gary Westbrook