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Your reference F/23/96082

Date 17 October 2023

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Dear Ms Sharpe,

OLD OAK FARM, WINCHESTER ROAD, FAIR OAK, EASTLEIGH, SO50 7HD

Removal of two mobile homes and accompanying buildings and replacement with two new self-build dwellings, creation of new paddock area, improvements to access sight lines, and new landscaping of site frontage.

In regard to application F/23/96082, having reviewed the information contained within the application pack, whilst there would be no objection in principle to the proposals, additional information is required in the form of a visibility splay drawing, and confirmation of frontal gates and site uses, prior to a formal no objection being given from a highway perspective.

ACCESS:

It is understood that access in and out of the site is to continue via the existing access taken from Winchester Road. At present, visibility at this point is restricted to the north, likely below current standards, due to landscaping features of hedging and potentially trees.

Whilst the application description states that improvements will be made to access sightlines, Section 3.14 of the Design & Access Statement builds on this further outlining that this can be undertaken via the relocating of the roadside hedge, and then drawing SL01 Rev A shows these works to an extent, unfortunately no specific visibility splay drawings have been provided against which to assess potential highway impacts.

Whilst it is acknowledged that the proposed residential development is a replication of

Director of Hampshire 2050
Garry Westbrook

existing in terms of quantum (2 new for 2 old), and as such any increase in visibility will be for the betterment of the site, specific visibility splay drawings will enable a full assessment of this improvement, and also the placing of a condition to ensure that the splay is retained in the future with nothing placed within it (planting, etc.) at a height of more than 0.6m.

Additionally, whilst not shown on plans, it is noted that a site entrance gate is currently in place and confirmation of its removal is requested. If it is to be retained, then it should be set back into site a minimum of 6.0m to enable vehicles to pull off the highway whilst gates are opened.

In this regard however, it is also noted that there may be other uses on the site, including horse related activities via the new paddock area. It is requested that these activities are confirmed, and that it can be onwards confirmed that they are resident related only with no commercial use. If commercial use is present, then the distance of the gate set back into site may need to be increased (i.e. for a car and horse trailer), and also the access may be beneficial to widen the access to allow for two-way traffic if vehicle flows deem this a requirement. Any intensification of use may also have a bearing on the visibility splay assessment.

If the updated drawings showing existing and proposed visibility splays, along with confirmation of gates and any on-site commercial use associated with the application can be provided, then a re-assessment of the application can be undertaken accordingly.

Yours sincerely,

Matt Grantham

Director of Hampshire 2050
Gary Westbrook