

Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

Hampshire 2050
The Castle
Winchester, Hampshire SO23 8UD

Telephone: 0300 555 1375
Fax: 01962 847055

www.hants.gov.uk

Enquiries To Matt Grantham

My reference 051152

Direct Line

Your reference F/23/96082

Date 6 November 2023

Email eastleighdc@hants.gov.uk

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, following on from the previous HCC Highways consultation response dated 17 October 2023, additional information and plans have been received.

As previously outlined, the existing access in and out of site is to remain unchanged, however the adjacent hedge position and landscaping is to be amended in order to improve visibility splays for the occupants when exiting the site. These drawings demonstrate that visibility splays of 2.4 x 65.0m can be achieved both left and right when exiting the site (drawing L179/B01).

Whilst this splay is below that usually required for visibility on a 40mph stretch of highway such as this, it is noted that the development proposals are not increasing the quantum of development already located on site, with the two dwellings essentially being like for like replacements in terms of trips, and with confirmation received that the paddock area is for personal on site occupant users only, with no commercial element.

As such, in this specific case, where development brings no additional movements in and out of the access junction, whilst significantly improving the access junction itself in terms of visibility, there would be no objection to the proposals from a highway perspective. This would however be providing that the conditions as outlined below are applied, should the

Director of Hampshire 2050
Garry Westbrook

Case Officer be inclined 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 and lines of sight of 2.4 metres by 65.0 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.

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;
- (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.

PADDOCK AREA - FUTURE USE:

The paddock hereby approved shall only be used for equestrian purposes in connection with the residential development on site and shall not, at any time, be used for commercial purposes.

Reason - In the interests of highway safety.

Yours sincerely,

Matt Grantham

Director of Hampshire 2050
Gary Westbrook