

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 053750

Direct Line

Your reference F/24/97352

Date 1 July 2024

Email eastleighdc@hants.gov.uk

Dear Ms Morris,

Land adjacent to Croft Farm, Winchester Road, Botley, SO32 2BX

Erection of detached bungalow with associated parking, access and landscaping

In regard to application F/24/97352, 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 is via a vehicle crossover as show on Drawing PL02, and is sufficient in width (4.8 metres) to allow for simultaneous two-way vehicle movement which is welcomed given there would be two properties accessing the site from Winchester Road (F/21/90176 plus this application).

It should however be noted that whilst the plan states 'Existing Access' and 'Existing Driveway', works are still required to formally surface and construct both to a suitable standard.

In terms of trip generation, it would be envisaged that the development would not be significantly different to the historical agricultural vehicle use that was served from the site and as such again this is acceptable.

On site, whilst not being put forward for adoption, the layout is generally acceptable with a layout that enables on site turning for forward gear access and egress, as well as adequate space for parking.

It would however be requested that a refuse bin collection point was added to the site plan

Director of Hampshire 2050
Garry Westbrook

to formalise the pick up position, in a location that would not obstruct access or the visibility splays provided.

In terms of conditions, should the Case Officer be minded to approve the application, the following conditions should be applied.

CONDITIONS:

ACCESS CONSTRUCTION PROVISION

No development shall start on site until the access, including the verge crossing shall be constructed of a non migratory surface for a minimum of 6.0m into site from the highway edge.

Reason - To provide satisfactory access and in the interests of highway safety.

LANDSCAPING

The entire site frontage (to Winchester Road) must be kept free of any obstructions exceeding 0.6m in height (bar the two trees shown on plans) for the first 2.4m of the site from the highway edge, 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 as part of this application, or in the future, 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.

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