

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 050906

Direct Line

Your reference F/23/95872

Date 2 July 2024

Email eastleighdc@hants.gov.uk

Dear Ms Morris,

Land at South Side of , Heath House Lane, Hedge End

Change of use of land to Agricultural with associated works including, engineering works to land to raise ground levels to allow erection of 2 x poly-tunnels and 2 x outbuildings

In regard to application F/23/95872, following on from the previous HCC Highway consultation response dated 27 June 2024, it is noted that additional information has been supplied by the applicant.

Having reviewed this information, there is no objection to the proposals from a highway perspective, subject to the conditions listed below being applied should the proposals be permitted.

ACCESS:

As previously outlined, access into the site continues to be proposed via the existing field gate access from Heath House Lane. This is acceptable, with an existing drop kerb, adequate visibility splays which are achievable subject to the condition below, and the widening of the gated access to 5.0m which will enable two-way movements in and out of the site.

Onwards, the gate has been set back 8.0m from the highway edge (drawing KA/2023/J29 A103 Rev E), which will enable any vehicle waiting to access the site whilst gates are closed, to do so off of the highway given it has been confirmed that the maximum length of vehicle entering site will be 7.0m in length.

Director of Hampshire 2050
Garry Westbrook

TRIP RATES:

As outlined within the submitted Design & Access Statement, 'the applicant has stated that the business has no visiting customers and so trip rates are low and will relate to workers only. The business operates seasonally (around 6 months of the year), with the bulk of work between March and June and then again between September and October.

As such, the only trips in and out of the site will be the workers only arriving on site, and then travelling back and forth to distribute the flowers to customers. Given the low number of staff involved - 3 staff anticipated (1 FT / 2 P/T), overall movements are anticipated to be minimal in terms of an increase to the background vehicle movements on Heath House Lane. As such, trip generation would be acceptable.

CONSTRUCTION:

It has now been confirmed by the applicants (email to Case Officer dated 01/07/2024), 'no additional soil is now required on site to make the level changes', and additionally vehicle tracking drawing has been supplied demonstrating how a 7.0m vehicle can access the site and turn, enabling forward gear access and egress.

As such, the submitted CEMP is acceptable from a highway perspective, given remaining works (i.e. erection of polytunnels and the outbuilding) are unlikely to be significant and can be reached via the new access and permeable gravel driveway and parking area.

CONDITIONS:

ACCESS CONSTRUCTION PROVISION

Before use of the development is commenced the access, including the footway and/or verge crossing shall be constructed and lines of sight of 2.4 metres by 48.0 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.

PARKING & TURNING PROVISION

Before use of the development is commenced provision for parking and the driveway area utilised to access this and turn on site shall have been made within the site in accordance with the approved plans (drawing KA/2023/J29 A103 Rev E) and shall be retained thereafter.

Reason - To ensure adequate on-site car parking provision for the approved development.

Director of Hampshire 2050
Gary Westbrook

GATES SET BACK PROVISION

Any gates provided shall be set back a distance of 8.0m from the edge of the carriageway of the adjoining highway.

Reason - In the interests of highway safety.

It would also be requested that a suitably worded condition is applied to ensure that the site is only utilised for the growing and wholesale / trade distribution of flowers to florists, etc. and does not become open to the general public with an associated shop and till element, as this would greatly change trip rates to and from the site as well as elements such as parking requirements.

Yours sincerely,

Matt Grantham

Director of Hampshire 2050
Gary Westbrook