

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 054400

Direct Line

Your reference F/24/97943

Date 16 September 2024

Email eastleighdc@hants.gov.uk

Dear Mr Osmond,

ROPLEY, BOTLEY ROAD, WEST END, SOUTHAMPTON, SO30 3HA

Construction of 2No. three bedroom detached dwellings to rear with ancillary parking, amenity space, and shared access from Botley Road

In regard to application F/24/97943, having reviewed the information contained within the application pack, whilst there would be no objection in principle to the application from a highway perspective, this would be subject to minor updates to the plans as outlined below.

ACCESS:

It is proposed that the existing site access will be utilised, which consists of a single width vehicle crossover. Whilst this is acceptable for a single dwelling, given the intensification of use that three dwellings accessing the site will bring, along with the access being onto the Botley Road, it would be requested that this be widened to a minimum of 4.8m for the first 6.0m into the site from the carriageway edge.

This will ensure that the access is capable of accommodating two-way traffic, and as such remove the potential for a vehicle to have to wait on Botley Road to enter the site whilst another is attempting to leave.

These works appear easily accommodated with the proposed site layout, and can be undertaken via a simple S171 road opening licence -

<https://www.hants.gov.uk/transport/licencesandpermits/roadopening>

Visibility Splays are also acceptable, however it would be requested that a condition is put in place that any landscaping located on the site within a 2.4 distance from the

carriageway edge is maintained at 1.0m or lower to ensure that visibility splays are optimised.

SERVICING:

It is understood that servicing of the site (refuse collections) will be undertaken from the kerbside, replicating the existing situation. This is acceptable, particularly given that a formal bin collection point has been provided to the eastern side of the shared driveway in a non-obstructive location.

ON-SITE LAYOUT:

Whilst the internal site would not be eligible for highway adoption, a review has been undertaken regardless. This shows that the site is acceptable with adequate space for vehicles to pass internally with passing places provided, and that the parking layout is acceptable with adequately sized spaces and aisle widths adequate in size to enable easy on-site turning, and onwards forward gear access and egress.

In terms of the parking quantum, this has not been assessed as this is a function for the Case Officer, ensuring that the EBC Parking Standards are adhered to.

CONDITIONS:

PARKING PROVISION

Before use of the development is commenced provision for parking shall have been made within the site in accordance with the approved plans and shall be retained thereafter.

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

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 kept free of any obstruction by ensuring that no landscaping located on site within 2.4m of the carriageway edge shall exceed 1.0 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.

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;

Director of Hampshire 2050
Gary Westbrook

- (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

Yours sincerely,

Matt Grantham

Director of Hampshire 2050
Gary Westbrook