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Date 1 October 2024

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Dear Mr Huckfield,

Land adjacent to Pear Tree PH, Winchester Road, Southampton, SO32 2DH

Erection of 6 dwellings with associated parking and landscaping and creation of new access from Winchester Road

In regard to application F/24/97934, following on from the initial HCC Highway comments dated 21 August 2024, it is noted that updated plans have been submitted (22047-02 Rev C) along with a Highway Technical Note.

These show the relocation of the site access point to the northern end of the site, in a location where appropriate segregation with the Maddoxford Lane junction now exists, adequate visibility splays are provided, and tracking diagrams show how vehicle access can be achieved.

Whilst it may be beneficial to have an element of flare at the access point to assist in not overrunning the adjacent grass verge, this can be dealt with during the formal S278 design submission if required.

Additionally, plans show a short stub of footway leading out from the site at the southern end where it links in with the existing footway network adjacent to the Pear Tree Inn which will aid in the promotion of safe sustainable travel to and from the site.

Applicants should however be made aware that subsequent to any planning permission that may be given by EBC as Local Planning Authority, additional permission to undertake the above works will be required from HCC as Local Highway Authority in the form of a S278. Details of this process can be found via the following web address - <https://www.hants.gov.uk/transport/developers/section-278>

Given the above, there would be no objection to the proposals, subject to the conditions outlined below.

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 43.0 metres (minimum) provided in accordance with the approved plans and the subsequent S278 process.

The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 1 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.

FOOTWAY CONSTRUCTION PROVISION

No development shall start on site until the footway linking the site to the existing footway network adjacent to the Pear Tree Inn has been provided in accordance with the approved plans.

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;
- (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