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UNITED KINGDOM

30th October 2024

Project/File: 333100470.A3.LC

Gary Osmond
Eastleigh Borough Council,
Eastleigh House,
Upper Market Street,
Eastleigh,
SO50 9YN

VIA EMAIL- Gary.Osmond@eastleigh.gov.uk

Dear Gary,

Reference: Submission of revised information: planning application reference F/24/97711

Unit 3, Hedge End Retail Park, Southampton

On behalf of our client, 23.5 Degrees Ltd, we write to set out our response to outstanding matters arising from officer feedback and consultee comments received in response to the above planning application.

Following the application submission, we have reviewed comments from Hampshire Highways CMO, Environmental Health, Tree Consultations, and Hedge End Town Council. Having addressed a number of these comments to date, the outstanding matters primarily focus on issues concerning highway access and related impacts.

In response, we are providing an additional transport Technical Note, which directly addresses concerns around access, parking, servicing, and trip rates. Alongside this, the applicant has updated the proposed plans to incorporate amendments to address your comments relating to the opening-up of the drive-through lane to avoid the creation of a tunnel effect.

The plans proposed to be amended (enclosed) are listed in Table 1 below, alongside the replacement plan references.

Table 1: Amended Drawings

Submitted Drawings - F/24/97711	Updated Drawings
Existing Block Plan, Dwg no: 39.03/39.03.02	Existing Block Plan, Dwg no: 39.03.02. Rev. A
Existing Site Plan, Dwg no: 39.03/39.03.03	Existing Site Plan, Dwg no: 39.03.03. Rev. A
Existing Elevations, Dwg no: 39.03/39.03.05	Existing Elevations, Dwg no: 39.03/39.03.05, Rev. A

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Existing Elevations, Dwg no: 39.03/39.03.06	Existing Elevations, Dwg no: 39.03/39.03.06. Rev. A
Demolition Plan, Dwg no: 39.03/39.03.07	Demolition Plan, Dwg no: 39.03.07. Rev. B
Proposed Block Plan, Dwg no: 39.03/39.03.08	Proposed Block Plan, Dwg no: 39.03.08. Rev. C
Proposed Site Plan, Dwg no: 39.03/39.03.09	Proposed Site Plan, Dwg no: 39.03.09. Rev. C
Proposed GA Plan, Dwg no: 39.03/39.03.10	Proposed GA Plan, Dwg no: 39.03/39.03.10. Rev A
Proposed Elevations, Dwg no: 39.03.11	Proposed Elevations, Dwg no: 39.03.11. Rev. A
Proposed Elevations, Dwg no: 39.03.12	Proposed Elevations, Dwg no: 39.03.12. Rev. A

For ease of reference, should the local planning authority be minded to grant planning permission for the proposed development, we propose that the following plans are cited as approved drawings:

- Location Plan, Dwg no: 39.03/39.03.01
- Existing Block Plan, Dwg no: 39.03/39.03.02. Rev. A
- Existing Site Plan, Dwg no: 39.03/39.03.03. Rev. A
- Existing GA Plan, Dwg no: 39.03/39.03.04
- Existing Elevations, Dwg no: 39.03/39.03.05. Rev A
- Existing Elevations, Dwg no: 39.03/39.03.06. Rev. A
- Demolition Plan, Dwg no: 39.03/39.03.07. Rev. B
- Proposed Block Plan, Dwg no: 39.03/39.03.08. Rev. C
- Proposed Site Plan, Dwg no: 39.03/39.03.09. Rev. C
- Proposed GA Plan, Dwg no: 39.03/39.03.10. Rev. A.
- Proposed Elevations, Dwg no: 39.03/39.03.11. Rev. A
- Proposed Elevations, Dwg no: 39.03/39.03.12. Rev. A

Response to Local Highways Authority

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A consultee response provided by Hampshire County Council (HCC), as highway authority, was issued on 1st August 2024. In the response HCC offered no objection in principle to the proposals but requested that additional information was provided in relation to access, parking, servicing and trip rates.

A transport Technical Note (01 Drive Through Demand), dated October 2024, has been prepared by SLR which aims to address these comments and provide the additional requested information. In summary the development has been revised to provide an upgraded pedestrian crossing to the Next Retail unit, four cycle parking spaces and the Applicant is agreeable to a Delivery Management Plan (to be secured by condition). Additional information has also been provided to demonstrate that the proposed drive-through lane is of a sufficient length to accommodate the anticipated quantum of customer vehicles and will not therefore cause any vehicle queuing issues on the retail park access road.

I trust the above and enclosed information is satisfactory and that the application can now be progressed towards determination. Should you have any queries or wish to discuss further, please do not hesitate to contact me.

Yours faithfully,

STANTEC UK LIMITED



Lydia Connell

Planner

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