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Enquiries to	Matt Grantham	My reference	055030
Direct Line	N/A	Your reference	F/24/97945
Date	15 November 2024	Email	

For attention of Mrs Harrison

Dear Sirs

Re: F/24/97945 At LAND ADJACENT TO OAK COTTAGE, WINCHESTER ROAD, BOORLEY GREEN, SO32 2DH

Erection of 52 retirement living apartments with associated communal facilities and car parking; the erection of a pair of detached dwellings; improved vehicular access and new pedestrian access to Winchester Road

In regard to application F/24/97945, following on from the initial HCC Highway consultation response dated 09 September 2024, it is noted that the applicants Highway consultants have responded to the questions raised via a 'Highways Response Note' dated October 2024, which is attached to the 'ADDITIONAL Highways and Ecology (BNG) information_redacted which is available on the EBC Planning Portal dated 31 October 2024.

This note clearly identifies the highway related questions previously posed, which consisted of footway link queries in and out of the site, as well as the cycle parking quantum which is more for EBC to review in line with their Parking Standards requirements.

In terms of the footway links, it is now understood that a ramped link onto Chaffinch Gardens is not reasonably feasible due to the length of ramp that would be required due to the level changes. With regard to additional links for added permeability such as one to the north, it is again understood that this was to limit landscaping / tree removal, and that given that links onto the footpath are provided by two other alternatives with limited additional distance of travel, this is again acceptable in this specific case.

Deputy Chief Executive and Director of Hampshire 2050
Gary Westbrook

Given the above, it can be confirmed that there would be no objection to the proposals from a highway perspective, subject to the following, which were outlined in the previous HCC consultation response dated 09 September 2024):

A. Developer Contributions being secured

A highways developer contribution of £51,895 would be requested, to be paid towards:

- Bus service subsidy and improvements in the local area;
- Bus infrastructure in the local area to include Real time Information, raised kerbs and shelters; and
- Cycle and pedestrian improvements in the local area.

It would also be requested that an additional £12,000 be paid towards the implementation of Traffic regulation Orders (TROs) as required by the site, anticipated as being parking restrictions at the site access junction and on Winchester Road.

B. The following conditions being applied

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.

ACCESS CONSTRUCTION PROVISION

No development shall start on site until the access, including the footway and/or verge crossing shall be constructed with lines of sight in accordance with the approved plans. 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.

CLOSURE OF EXISTING ACCESS PROVISION

Before use of the development is commenced the existing access(es) from the site to Winchester Road shall be permanently stopped up and effectively closed with the footway provided or verge reinstated, in accordance with details which have been submitted to and approved by the Planning Authority.

Reason - In the interests of highway safety.

PARKING PROVISION

Before occupation 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.

Yours faithfully,

Matt Grantham
Principal Transport Planner - Highway Development Planning
Hampshire 2050