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Date	25 November 2024	Email	eastleighdc@hants.gov.uk

For attention of Mrs Martin

Dear Sirs

**Re: F/24/98399 At 6 SEDGWICK ROAD, BISHOPSTOKE, EASTLEIGH,
SO50 6FB**

**Construction of 2no. two bed bungalows in rear garden with associated
car parking, amenity space, cycle and bin storage and access from
Sedgwick Road**

In regard to application F/24/98399, having reviewed the information contained within the application pack, there would be no objection in principle to the proposals from a highway perspective. However, it would be requested that minor updates to the plans are made prior to a formal no objection being issued, as outlined below.

ACCESS:

It is proposed that access in and out of the site will be via the existing drop kerb and driveway that currently serves No. 6 Sedgewick Road. Given the quantum of development, along with the level of vehicle flow on Sedgwick Road, this would be acceptable, where the access also links into the local footway network.

It would however be requested that the plans are updated to clearly define the surface material of the driveway (new and existing) to ensure that this is constructed of a bound non-migratory material in close proximity to the highway.

PARKING:

It is noted that 2 parking spaces for each of the proposed two dwellings is proposed, and with adequate turning space also provided to enable forward gear access and egress, this is acceptable.

In terms of parking for the existing dwelling (No.6) however, whilst plans have a written note that 'Car Parking for No. 6' will be provided, it is requested that the area of front garden to be converted to a hardstanding for vehicle parking is actually shown on the plans.

This area, along with the parking provision for the new dwellings can then be conditioned to ensure that it is indeed provided prior to occupation.

SERVICING:

Given that three dwellings will be accessed via the same frontage area of the plot, it may be prudent for a bin collection point to be added to the site plan, located to the front of the boundary adjacent to the highway. This will ensure that the multiple bins will not become obstructive to either the footway, or the site access itself.

Should the Case Officer be minded to approve the application, it would also be requested that the following conditions are applied:

CONDITIONS:**A. PARKING PROVISION**

Before the development is occupied, 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.

B. 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 faithfully,

Matt Grantham
Principal Transport Planner - Highway Development Planning
Hampshire 2050