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Enquiries to	Matt Grantham	My reference	055524
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Date	20 January 2025	Email	

For attention of Mr Huckfield

Dear Sirs

**Re: F/24/98656 At 169 UNDERWOOD ROAD, BISHOPSTOKE,
EASTLEIGH, SO50 6GR**

Construction of 2no. 2-bedroom dwellings with associated parking and access from Underwood Road, and provision of frontage parking for existing dwelling (No. 169 Underwood Road).

In regard to application F/24/98656, having reviewed the information contained within the application pack, there would be no objection to the proposals, subject to conditions being applied as outlined below.

In regard to the proposed two new dwellings, the proposals appear acceptable, utilising the existing drop kerb vehicle crossover to access a driveway capable of accommodating two vehicles per dwelling in a dual tandem layout. It is also noted that landscaping will push the driveway exit approximately 1.5m away from the school access gates, and that frontal landscaping shall be kept to a maximum of 0.6m. This is welcomed as it will add extra visibility of pedestrian movements which will be high at times in this area due to the proximity of the school access. It would however be requested that a condition is put in place to ensure the landscaping is indeed retained at this height or less.

Additionally, it is noted that the parking area utilised for the new dwellings is the current parking area for the host dwelling (No. 169). As such, replacement parking is provided for No. 169 to the front of the actual dwelling. Two parking spaces are proposed, in a tandem layout, and again adequate visibility is achieved through ensuring frontal landscaping is kept to a maximum height of 0.6m.

Deputy Chief Executive and Director of Hampshire 2050
Gary Westbrook

A new drop kerb will be required, which is acceptable in the location shown, however the applicants should be made aware that for this to be implemented, an application will need to be made to HCC as Local Highway Authority to undertake the works. Details of this process can be found via the following web address – <https://www.hants.gov.uk/transport/parking/droppedkerbs>

Finally, given the location of the site being adjacent to the Stoke Park Junior School, a Construction Site Management Plan would be required (via condition). This should outline how the site will be managed, with details of elements such as contractor parking and delivery storage areas, as well as details of delivery times which should not conflict with school drop-off and pick-up times.

CONDITIONS:

ACCESS CONSTRUCTION PROVISION

No development shall start on site until the access, including the footway and/or verge crossing shall be constructed in accordance with the approved plans. The lines of sight splays shall be kept free of any obstruction exceeding 0.6 metre in height within 2.4 metres of the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason - To provide satisfactory access and in the interests of highway safety.

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.

CONSTRUCTION SITE MANAGEMENT PLAN REQUIRED

No development shall start on site until a construction site management plan 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 taking into consideration school drop-off and pick-up times;
- (d) Access and egress for plant and machinery;
- (e) Protection of pedestrian routes during construction;
- (f) Location of temporary site buildings, compounds, construction material, and plant storage areas;
- (g) 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