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Date	10 February 2025	Email	eastleighdc@hants.gov.uk

For attention of Ms Altman

Dear Sirs

Re: PN/24/98597 At Cockpit Farm Barn, Knowle Lane, Horton Heath

Application for Prior Approval for the change of use of the existing barn to form 8 dwellings (Use Class C3), under Class Q of the General Permitted Development Order

In regard to application PN/24/98597, following on from the previous HCC Highway consultation response dated 23 December 2024, it is noted that the applicants have submitted additional information and plans in order to cover the issues previously raised. This information has been reviewed, and the following comments are made:

1. Visibility Splays

It had been requested that visibility splay drawings be produced in order to clearly demonstrate that appropriate visibility could be achieved from the proposed site access. This drawing has now been produced (NJC-001 Jan 2025), and the visibility splays shown are acceptable, though it would be requested that a condition is put in place to ensure the splay is kept clear of any vegetation located within the splay on the applicants land.

2. Vehicle Tracking

Vehicle tracking drawings were also requested to show how two-way vehicle movements could be achieved through the proposed site access. Drawing NJC-002 Jan 2025 clearly shows that this movement is achievable and as such there are no concerns in this regard.

3. Pedestrian Access

It was requested that the pedestrian access heading south from the site, which was shown on previous site applications, was added to plans in order to demonstrate a safe sustainable pedestrian link. Whilst a footpath has been added to the plans on Drawing 'Site Layout SL100', this only shows a short stretch, annotated with 'proposed new footpath to continue around through the field'.

Whilst the addition is welcomed, it would be requested that the full link be shown on plans, with the internal footway exiting out opposite Goodwood Court, as shown on Drawing 'Site Layout SL01 Rev A' associated with application F/23/94713.

4. Bin Collection

Confirmation has been received that bins will be collected from the highway, and as such no refuse vehicle tracking is required to demonstrate internal site movements. The bin collection point has been provided in close proximity to the site access for easy manoeuvres.

5. Developer Contributions

It had been requested that a developer contribution of £12K be secured in order to implement Traffic Regulation Orders (double yellow line parking restrictions) on the frontage of the site on Knowle Lane.

On reflection, given the quantum of parking accords to the EBC Parking Standards, and that in reality a roadside park would not materially be any closer to most dwellings than the central parking court, this request is withdrawn.

As such, given the above information, there would be no objection in principle to the proposals from a highway perspective, subject to updated plans showing the full extent of the internal footway leading out to a point opposite Goodwood Court, and the following conditions being applied:

Conditions:

CLOSURE OF EXISTING ACCESS PROVISION

Before occupation of the development is commenced the existing southern access from the site to Knowle Lane shall be permanently stopped up and effectively closed with the verge reinstated, in accordance with details which have been submitted to and approved by the Planning Authority.

Reason - In the interests of highway safety.

ACCESS CONSTRUCTION PROVISION

No development shall start on site until the access shall be constructed and lines of sight of 2.4 metres by 43.0 metres provided in accordance with the approved plans. The lines of sight plays 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.

PEDESTRIAN ACCESS CONSTRUCTION PROVISION

No development shall start on site until the pedestrian access shall be constructed in accordance with the approved plans.

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

Yours faithfully,

Matt Grantham
Principal Transport Planner - Highway Development Planning
Hampshire 2050