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Date	25 February 2025	Email	eastleighdc@hants.gov.uk

For attention of Mrs Martin

Dear Sirs

Re: F/25/98800 At OAK LODGE, BRIDGE ROAD, BURSLEDON

Construction of 1no. detached two storey dwelling

In regard to application F/25/98800, following on from the previous HCC Highway consultation response dated 04 February 2025, it is noted that an updated site layout plan has been submitted – Drawing 1122-1021 Rev C.

This drawing has site specific measurements annotated on it (minimum width 4.8m), and also formally flares the access junction from Bridge Road in order to achieved the minimum 4.8m width into the site to allow for two-way vehicle traffic movements as previously requested.

Subject to a condition being applied to ensure that these works are undertaken, and that a minimum 4.8m width is provided for the access drive, with no constraints or pinch points up to the access drive to White Lodge, there would be no objection to the proposals.

It should however be noted that as the widening to the access involves works to be undertaken on the highway, a S278 agreement will need to be entered into and approved between the developer and HCC before physical works are undertaken. Details of this process can be found via the following web address - <https://www.hants.gov.uk/transport/developers/section-278>

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 access must be a minimum of 4.8 metres from Bridge Road up to the point where it reaches the access to White Lodge, with no width constraints or pinch points.

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

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) 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