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Date	5 March 2025	Email	eastleighdc@hants.gov.uk

For attention of Mr Huckfield

Dear Sirs

Re: F/25/98831 At BOUNDARY ACRE, BURSLEDON

Construction of detached, two-storey, five bedroom dwelling and detached double garage, with associated landscaping, retaining wall to eastern bank boundary and access from Boundary Acre.

In regard to application F/25/98831, having reviewed the information contained within the application pack, there would be no objection to the proposals from a highway perspective, subject to the condition outlined below being applied.

ACCESS TO BOUNDARY ACRE:

Access into the Boundary Acre site is via a priority junction with Dodwell Lane. This access is well established and it is understood it was constructed under a S278 agreement in the early 2000's at which point the initial 10.0m (approximate) of the dual width internal road of Boundary Acre was also adopted as highway. Visibility splays are deemed acceptable, and the site links into the wider footway network and is in close proximity to bus stops in order to assist with sustainable travel

ACCESS TO THE DEVELOPMENT SITE:

It appears from plans that the private driveway to the proposed dwelling is a simple extension to the existing private driveway within the Boundary Acre site. The width of the extended driveway is 3.0m reducing to 2.7m as it approaches the proposed dwelling, and that it passes between No's 2 and 3 Boundary Acre without impacting on either dwellings parking provision.

INTERNAL LAYOUT:

Once passed the existing dwellings, the driveway leads to 3 vehicle parking spaces (2 x garage / 1 x open space), as well as a turning head area which will enable

forward gear access and egress back into Boundary Acre as demonstrated in the vehicle tracking drawings submitted.

This is an acceptable internal layout.

SERVICING:

It is understood that existing refuse collections are undertaken from within Boundary Acre, and that bins are collected from each property. As such, the proposed dwelling will be within a reasonable bin pull (approximately 15.0m). The Case Officer may however wish to consult the EBC Direct Services Team to formally gain their acceptance of this.

CONDITION:

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