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Planning Application F/23/96606

Construction of 6 No. Bungalows with Associated Parking and Landscaping, and Vehicle Access from Sydney Avenue.

Land rear of 12 Sydney Avenue, Hamble Le Rice, SO31 4JP

Introduction

This Highway Technical Note has been commissioned by Mr Peter Harding in support of a planning application submission to Eastleigh Borough Council as Local Planning authority for a residential development on land to the rear of 12 Sydney Avenue, Hamble Le Rice.

The application originally sought a development of 7 retirement bungalows with on-site turning for a large refuse vehicle, however through the course of negotiations, the development has been reduced to 6 bungalows, and this is shown on drawing numbered SD-2011-101 Rev F, included as **Appendix 1** to this Note.

Access and Parking

Access to the site is to take the form of a simple verge crossing to be located between numbers 12 and 14 Sydney Avenue. At present these two properties have parking to the front and sides of each dwelling, served by individual dropped footway crossings.

With the creation of the new centralised access, car parking for each dwelling will be maintained at the front, parallel with the carriageway, whilst No. 14 will have a replacement garage to the rear. Access for the parking will be taken directly from the new access road and the existing dropped crossings on Sydney Avenue will be stopped up in perpetuity.

With regards to parking for the 6 new dwellings, the development will include 8 parking spaces in form of open bays, three located on the western side and 5 on the eastern side of the access.

The dwellings are to take the form of one-bedroom units, therefore the provision of 8 spaces provided on an unallocated basis is considered to be sufficient for the residents and any visitor demand that they might generate.

Servicing

Whilst the previous layout included on-site turning for a large 11.2m long refuse freighter, such provision resulted in a large land take and an excessive area of hard standing. Through negotiations with the LPA, it was suggested that the number of dwellings be reduced, and that servicing takes place mainly from Sydney Avenue.

A bin store and collection point is provided just to the south of the parking bays, and drawing numbered NJC-001 is included as [Appendix 2](#) to this Note which shows the ability of a large refuse freighter reversing into the site to collect the refuse, then exiting in forward gear. These collections will be on an infrequent basis and this is a similar arrangement to Acorn Court to the east of this site. Such an arrangement is therefore considered to be acceptable in this instance.

Summary and Conclusion

This Highway Technical Note supports a proposal for 6 retirements dwellings at 12 Sydney Avenue, Hamble Le Rice.

Adequate parking is being provided for the proposed dwellings whilst parking is to be retained for numbers 12 and 14 Sydney Avenue, to be served from a new access drive, between the two host properties.

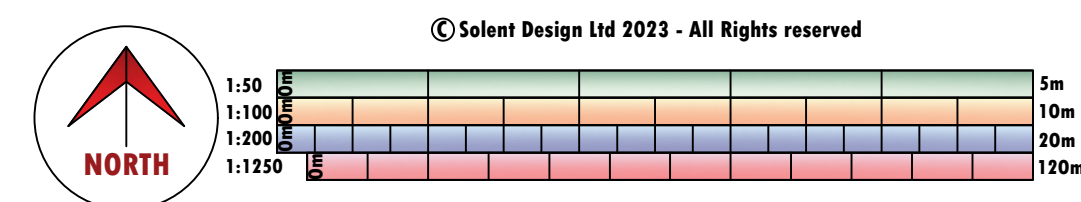
Servicing for the site replicates that already in place for Acord Court, where a refuse vehicle will rebase into the site, collect and leave in forward gear.

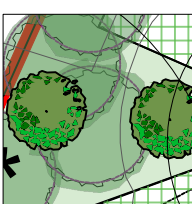
The highway implications of this modest development are therefore considered to be acceptable in this instance.

Nick Culhane January 2025

Appendix 1

Proposed Site Layout



-  Laid to Lawn
-  New Planting
-  New Access Path (tarmac)



Bollard Lighting 3m spacing along length of access-way from Hamble Lane and Access paths to bungalows and car park.

Solent Design Ltd
5 The old Railway
Spring Garden Lane
Gosport
PO12 1FQ

tel: 02392 580745 mob: 07771 355742 e-mail: info@solentplans.com

SOLENT DESIGN.

PROJECT DESCRIPTION:
New Retirement Bungalows

DRAWING TITLE:
Site & Location Plan

ADDRESS:
56-64 Hamble Lane Mr Harding
Hamble
SO31 4JP

FIRST DRAWN:
May 2020

DRAWING No:
SD-2011-101

REVISION:
F

SCALE:
1:200
1:1250

drawing status: Preliminary Not for Issue

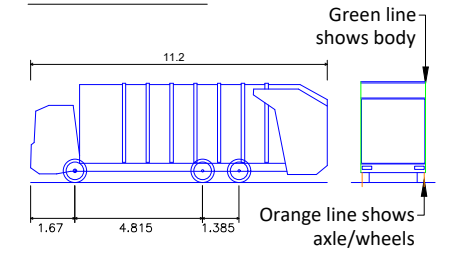


Appendix 2

Swept Path Tracking – Large Refuse Vehicle



VEHICLE DETAILS:



PHOENIX 2 DUO
(P2-15W WITH ELITE 6X4 CHASSIS)

Overall Length	11.200m
Overall Width	2.530m
Overall Body Height	3.751m
Min Body Ground Clearance	0.304m
Track Width	2.500m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	9.500m

Design speed 16kph for all Forward movements
Design speed 10kph for all Reverse movements



Nick Culhane
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Project

RESIDENTIAL DEVELOPMENT AT 12 SYDNEY AVENUE

Drawing Title

SWEPT PATH TRACKING 1

Drawing Status

FOR INFORMATION

Drawn AT	Designed NC	Date JAN 2025	Scale 1:250	Size A3
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Drawing No. NJC-001	Rev A
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