

Eastleigh Borough Council
Eastleigh House
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SO50 9YN

<i>Enquiries to</i>	Matt Grantham	<i>My reference</i>	056406
<i>Direct Line</i>	N/A	<i>Your reference</i>	F/25/99151
<i>Date</i>	14 April 2025	<i>Email</i>	

For attention of Mr Huckfield

Dear Sirs

Re: F/25/99151 At Land in between 27 & 31 Crows Nest Lane, Boorley Green, Southampton, SO32 2DD

Construction of 1no. 5 bedroom detached dwelling with detached double garage, associated parking and landscaping, and access from Crows Nest Lane

In regard to application F/25/99151, having reviewed the information contained within the application pack, there would be no objection to the proposals from a highway perspective, subject to conditions being applied as outlined below.

It is proposed that the access into the site for both pedestrians and vehicles will be via a new vehicle crossover drop kerb located off Crows Nest Lane. This is acceptable, with an approximate 2.0 metre grass verge to the front of the property leading to the carriageway enabling adequate visibility for the specific location.

It would however be requested that the following conditions are put in place to (a) ensure maximum visibility is achieved, and (b) that appropriate highway works are undertaken to enable suitable access. It would also be requested that (c) a Construction Site Management Plan is put in place to ensure any off site impacts are minimised due to the relative narrow nature of Crows Nest Lane.

In terms of the internal site layout, this is also acceptable, with adequate space afforded for the parking of multiple vehicles (open air and in the garage), whilst also retaining enough space to allow for on-site turning and therefore forward gear access and egress.

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 should be maximised by keeping the whole site frontage free of any obstruction exceeding 1 metre in height above the adjacent carriageway, for a distance of 1 metre into site from the carriageway edge. This shall be subsequently maintained so thereafter.

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

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;
- (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