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|              |                  |                |                                                                        |
|--------------|------------------|----------------|------------------------------------------------------------------------|
| Enquiries to | Matt Grantham    | My reference   | 058951                                                                 |
| Direct Line  | N/A              | Your reference | F/25/100301                                                            |
| Date         | 22 December 2025 | Email          | <a href="mailto:eastleighdc@hants.gov.uk">eastleighdc@hants.gov.uk</a> |

**For attention of Mr Vallis**

Dear Sirs

**Re: F/25/100301 At 46 STATION ROAD, NETLEY ABBEY,  
SOUTHAMPTON, SO31 5AF**

**Erection of 4no. bedroom dwelling parking and new access drive for  
proposed and existing bungalow**

In regard to application F/25/100301, having reviewed the information contained within the application pack, there would be no objection in principle to the proposals, subject to a minor update to the access and conditions being applied as outlined below.

**ACCESS:**

It is proposed that the access will be switched from the left of the site (when looking at the site from Station Road) to the right hand side. This would be acceptable in principle, however the proposed access is shown as only 3.0m wide.

Given it is a shared access off a relatively busy road, it should be widened to the maximum permissible width, noting it will be flanked either side by BT apparatus (cabinet and ground covers), which appears to be approximately 4.6m.

This will enable two way vehicle movements to be achieved through the access, preventing the potential need for an entering vehicle to have to wait on Station Road if another is leaving site at the same time.

Drawings should be updated accordingly to demonstrate this widened width.

Given there will be a need to re-position the street light column, and also close up the existing vehicle crossover, reinstating it with full height kerbs and footway surface, a Minor Works S278 agreement will need to be entered in to with HCC as Local Highway Authority, subsequent to any planning permission that may be forthcoming from EBC as Local Planning Authority. Details of this process can be found via the following web address -

<https://www.hants.gov.uk/transport/developers/section-278>

#### **PARKING:**

Whilst the quantum of parking has not been assessed, as this is a function for EBC as Local Parking authority, whereby the EBC Parking Standards will need to be adhered to, the layout of parking has been reviewed and is acceptable.

Parking spaces are of adequate width, and whilst the turning aisle is slightly below 6.0m, this is compensated by a widened parking area that will allow for early turning to enable on site manoeuvres and forward gear access and egress to be achieved.

#### **CONDITIONS:**

##### **1. CLOSURE OF EXISTING ACCESS PROVISION**

Before use of the development is commenced the existing access(es) from the site to Station Road shall be permanently stopped up and effectively closed with the footway provided or verge reinstated, in accordance with details which have been submitted to and approved by the Planning Authority.

Reason - In the interests of highway safety.

##### **2. ACCESS CONSTRUCTION PROVISION**

No occupation of the proposed dwelling shall start until the access, including the footway and/or verge crossing shall be constructed in accordance with the approved plans.

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

##### **3. PARKING PROVISION**

Before use of the development is commenced provision for parking shall have been made within the site in accordance with the approved plans and shall be retained thereafter.

Reason - To ensure adequate on-site car parking provision for the approved development.

#### 4. 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