

East Hampshire District Council
Penns Place
Petersfield
Hampshire
GU31 4EX

*Economy, Transport and Environment Department
Elizabeth II Court West, The Castle
Winchester, Hampshire SO23 8UD*

Tel: 0300 555 1375 (General Enquiries)
0300 555 1388 (Roads and Transport)
0300 555 1389 (Recycling Waste & Planning)
Textphone 0300 555 1390
Fax 01962 847055
www.hants.gov.uk

Enquiries To Ken Dudley

Direct Line

Date 7 September 2021

My reference 033538

Your reference 58616/001

Email eastdc@hants.gov.uk

Dear Mr Holmes,

Beech Hill Stores, Eddeys Lane, Headley Down, Bordon, GU35 8HU

Erection of six (Use Class C3) new dwellings following demolition of existing buildings

I refer to the consultation on the above planning application and would make the following comments.

The proposal refers to the development of six new dwellings, 4 x 5 bedrooms and 2 x 6 bedrooms, following the demolition of existing buildings.

A Transport Statement (2020) is submitted and it would appear that this document relates to an a development of 9 houses and refers to an access road from Eddeys Lane to serve 5 plots with 4 served from the Beech Hill frontage rather than the current application.

The Highway Authority have previously recommended approval subject to conditions for application 58616 which received planning permission on 9 September 2020, so the principle of redevelopment to provide 6 dwellings is accepted.

The arrangements for the form and layout of the dwellings and their associated parking in the current application have changed and the Highway Authority would therefore make the following comments in relation to the current layout plan referenced TP02.

Director of Economy, Transport and Environment
Stuart Jarvis BSc DipTP FCIHT MRTPI

The submitted layout drawing will need some amendments before the Highway Authority can recommend approval. The layout should include a continuous footway connection across the frontage of the site to Eddeys Lane with a preferable width of 2m to tie into the existing footway to the eastern side of Beech Hill. Currently part of the landscaped area at the corner of Eddeys Lane with Beech hill is within the extent of public highway and would require an extinguishment/stopping up of highway rights, The applicants should ensure that the design has regard to the existing extent of highway boundary as provided to the Architects previously.

To enable the parking spaces to the front of properties to have an ease of manoeuvring particularly when leaving the spaces these would be better located at right angles to the carriageway thus reducing the amount of vehicle manoeuvring being undertaken in the public highway to the detriment of highway safety.

In practical terms parking spaces are more workable when hard surfaces are available to each side to avoid damaging planted areas.

The number of parking spaces for cycle and car parking are a matter for consideration of EHDC as Local Parking Authority based on the adopted EHDC Vehicle Parking Standards (2018).

Whilst no visibility splays are shown on the drawings with 2 metre width footways at the driveways and the location of the site close to the road closure and opposite a junction speeds will be below the 30 mph speed restriction which applies here.

Having regard to the above comments the Highway Authority would recommend a holding objection until revised layout drawings have been provided.

Yours sincerely,

Ken Dudley MCIHT MTPS
Consultant Transport Planner

Head of Highways (Area Offices)
Tim Lawton BEng CEng MICE MCIHT
Director of Economy, Transport and Environment
Stuart Jarvis BSc DipTP FCIHT MRTPI