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Enquiries To Ken Dudley

Direct Line

Date 14 December 2021

My reference 035637

*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 (as amended by plans received 23/11/21 and 13/12/21).

I refer to the consultation on the amended submissions relating to the above application and would make the following comments.

The revised plan referenced TP12A now addresses the earlier comments provided by the Highway Authority. The revised drawing now shows the parking for plot 4 to the front of the property which is acceptable.

The scheme now includes the provision of a consistent 2 metre width footway which will also contribute to the provision of adequate visibility for emerging vehicles. In the interests of highway safety it should be noted that any planting or fencing within the plots fronting to the footways should be limited to a height of 0.6 metre for the first 1 metre to ensure visibility to and from approaching pedestrians, including children, is available.

EHDC as local parking authority will consider whether the car and cycle parking arrangements comply with the standards set out within the Adopted Parking Policy and Standards SPD.

The proposed relocation of an existing post box will require separate approval from the Royal Mail.

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

Subject to the above comments regarding visibility and the post box relocation, there are no objections in principle from a highway perspective. However, the developer should be made aware that a subsequent S278 approval will be required prior to implementation, and this will require additional information such as formal engineering drawings to be submitted. This may result in updates being required which could affect the approved layout, and as such early engagement with the S278 team would be advised. Details of the S278 process can be found via the following link:

<https://www.hants.gov.uk/transport/developers/constructionstandards>

Having regard to the above comments the Highway Authority would recommend:

No objection subject to following conditions:

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.

VISIBILITY REQUIREMENT

Any planting or fencing within the plots fronting to the footways should be limited to a height of 0.6 metre for the first 1 metre to ensure visibility to and from approaching pedestrians.

Reason - In the interests of highway safety.

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 and construction work;
- (b) The provision of long term facilities for contractor parking;
- (c) The arrangements for deliveries associated with all construction works;
- (d) Methods and phasing of construction works;
- (e) Access and egress for plant and machinery;
- (f) Protection of pedestrian routes during construction;
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;

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.

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

Yours sincerely

Ken Dudley MCIHT MTPS
Consultant Transport Planner

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