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*Date* 9 December 2021

*My reference* 035466

*Your reference* 58616/001

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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 November 2021).**

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

The Highway Authority have indicated that the principle of redevelopment of the site for housing is accepted. It is the Highway Authority's view that the Transport Statement (2020) related to a different layout and that document has not been amended to represent the current proposals. However, it is confirmed that the impact of the traffic generation remains the same as previously approved and therefore the principle of this scale of development remains acceptable. There are however, some matters of detail which need to be addressed to ensure the development does not have an impact on the operation or safety of the immediate highway network.

I refer to the revised drawing referenced GU35 8HU TP12 and would advise that some matters have not been addressed in accordance with the earlier Highway Authority comments dated 8 September 2021. Whilst it is noted that a continuous footway has been provided across the frontage of the site to Eddey's Lane the width is inconsistent and should be provided as previously stated at a 2 metre width which will also ensure adequate visibility is available to vehicles manoeuvring in and out from the parking spaces. If the 2m footway is reduced the required visibility splays should be shown on

*Director of Economy, Transport and Environment*  
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the drawing. With the location of the site accesses it is accepted that vehicle speeds will be below the 30mph speed restriction that applies here and suggest that minimum visibility splays would be required for each access of 2m x 25m. There should be no obstruction to visibility above 0.6m within those identified splays. If the footway width is reduced from 2m the plans will need to show that the required visibility is achievable within the land under the control of the applicants or within existing highway limits.

The plan shows the relocation of the post box, this should be located to ensure it does not impede the visibility for vehicles leaving the parking for plot 1. The relocation position will need to be agreed with the Royal Mail.

The layout has been amended and Plot 4 which fronts Eddeys Lane now has 3 parking spaces located to front Southview Road such an arrangement is not convenient and could lead to on street parking on Eddeys Road close to the road closure and junction with Eddeys Close.

Whilst car parking is more appropriately designed at 90 degrees to the highway for ease of manoeuvring, which is not shown on the current submission it is accepted that the current scheme does offer some improvement on the previously approved scheme and is therefore considered acceptable.

Should the Planning Authority be minded to grant approval the Highway Authority would advise that the length of proposed dropped kerb works and provision of footway which will require adoption these works will be required to be the subject of a subsequent S278 approval which 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 the Highway Authority would recommend a holding objection until further information as set out above is 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*  
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