

Webb, Alex

From: Grantham, Matt <Matt.Grantham@hants.gov.uk>
Sent: 09 December 2021 09:24
To: Webb, Alex
Subject: RE: F/17/81707 - Land east of Little Hatts Recreation Ground, Tickner Close, Botley, Southampton, SO30 2SW

Hello Alex,

In regard to the original application, there was no objection to the proposals from a highway perspective given it was anticipated that the vast majority of movements would be of domestic type vehicles (cars / small vans), plus the occasional movement of the touring caravan and potentially horse trailers linked to the equestrian use.

However, if HGV usage now involved, with movements to and from the site is now taking place, plus to an extent more movements of touring caravans, then there would be concerns in regard to this given the widths of Tickner Close.

If such a use was to come forward as an application, and these movements were to remain regular, vehicle tracking diagrams would be required to demonstrate that the movements are achievable:

1. Without the need to cross over footways or grass verges; and
2. That 2-way movements of residential vehicles can occur unobstructed by the larger HGV's (i.e. no reverse movements would be required).

If the site is essentially becoming a business use, then it would also be useful to have an indication of the trip numbers involved to and from site, with Highway Developer contributions potentially required.

Thanks,
Matt.

From: Webb, Alex <Alex.Webb@eastleigh.gov.uk>
Sent: 08 December 2021 17:24
To: Grantham, Matt <Matt.Grantham@hants.gov.uk>
Subject: F/17/81707 - Land east of Little Hatts Recreation Ground, Tickner Close, Botley, Southampton, SO30 2SW

Good Afternoon Matt

I am preparing a proof of evidence in relation to this application which is subject to appeal and to be heard at a Public Inquiry in January 2022.

Since the refusal of this application an enforcement notice was served in relation to material change of use of the land; the unlawful change of use of the land from agricultural to a mixed use of agriculture, equestrian, stationing of caravans, non-agricultural use and storage (which is also being appealed and to be heard at the Inquiry) and since your initial consultation response it has been witnessed and reported by locals that the access is being used regularly by HGVs to dump waste material from the driveway business on the land.

The access arrangements are considered to be inappropriate for use in conjunction with Class E/B8 use and Council is contending that the applicant cannot demonstrate that the proposal would not interfere with the safety, function and standard of service of the road. It does not therefore meet the requirements of Saved Policy 102.T of the Eastleigh Borough Local Plan Review (2001 – 2011)

Are you able to provide me with your thoughts and confirm your opinion on this? I am happy to discuss over teams to explain further.

Many thanks

Alex Webb

Senior Planning Officer

Mon/Tue/Wed 9-5 Thu/Fri 9-1

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