SOUTHLEIGH PARK HOUSE, HAVANT

PLANNING CONDITION 9 REPORT

BARGATE HOMES

DATED: 24TH JUNE 2025

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	Name and Position	*Signature*	*Date*
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Revision Record

Rev	*Date*	*Issue Status*	*Prepared by*	*Checked by*
P1	**30.08.24**	**First issue for comment**	**JRV**	**KTG**
P2	**24.06.25**	**Final**	**TSH**	**KTG**

Appendices

Appendix A: Current Proposals
Appendix B: Current Proposals showing route of cycleway
Appendix C: Alternative Cycleway Proposal Adjacent To Plots 31-32
Appendix D: Alternative Cycleway Proposals Visibility Splays

1. Introduction

MJA Consulting Ltd. have been instructed by Bargate Homes to provide a design review and commentary on Planning Condition 9 of the Reserved Matters Application APP/21/01451. This application relates to:

"Reserved Matters application for the scale and appearance of the development, the landscaping of the site and the layout of buildings pursuant to Planning Permission ref. APP/17/00863 (B) (Outline Application (All Matters Reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works). Request to Discharge Condition 17 of Planning Permission APP/17/00863 (B) as amended by APP/21/01292 (Design Code) and Condition 26 of Permission APP/17/00863 (B) (viability assessment)"

The technical approval of the main accesses into the proposed development was provided by Hampshire Highways dated December 2021 Ref: 6/3/13/187.

Planning Condition 9 states:

"Not withstanding the details submitted, no development above ground slab shall occur until details of an opportunity for an alternative cycle route provision running to the west of plots 31-33 have been submitted to the local Planning Authority, and the Local Panning Authority have confirmed whether the route is to be implemented. Development shall be carried out in accordance with the approved plans."

The purpose of this review is to verify whether the cycleway proposed by Condition 9 is viable given the site constraints in terms of Arboricultural considerations, topography and geometry.

2. Land adjacent to Plot 31-32

The land adjacent to plots 31-32 is presently covered with low shrub planting with a number of large mature trees as shown in Appendix A.

The trees in this area are subject to tree preservation orders with root protection exclusion zones preventing any significant construction activities which would reduce ground levels or require any excavation.

The topography of the area is such that the ground falls from 35.91m to 34.42m over a distance of 35m at a gradient of 1:23.

3. Current Proposals

Appendix B shows the current proposed location and routing of the onsite north – south cycleway in the location of the development described in the above planning condition.

The route utilises existing and proposed pathways/cycleways within the scheme avoiding retained trees.

In following the existing and proposed routing the cycleway will conform to design standards in terms of maximum and minimum gradients and geometry.

The current cycle route is a minimum of 40m away from the proposed junctions into the development and where crossings over the new carriageway are proposed this is done in locations with good visibility as can be seen where the cycleway becomes on-road adjacent to the existing Coach House where a visibility splay of 2.4 x 25m is shown.

4. Alternative Cycleway Location Adjacent to Plots 31/32

Planning Condition 9 proposes an alternative location for the north – south cycleway adjacent to plots 31-32.

The revised cycleway location as shown in Appendix C shows the cycleway on road north of plot 35. The cycleway then crosses the new access road, a distance of 10m from the proposed new junction. It then passes to the west of plots 31-32 through the wooded/shrub area adjacent Eastleigh Road. The cycleway then exits the wooded area in front of plot 31, crossing the road onto the new carriageway in front of plot 1 and proceeds towards the cycleway fronting plot 12 as per the current proposal.

There are a number of significant safety concerns with the above alternative route which are as follows:

1. Visibility to cyclists from the proposed new parking court will be obscured by the proposed visitor parking bay and any new planting.
2. Cyclists will be required to cross over the carriageway less than 10m from the proposed southern junction.
3. Visibility to traffic entering the southern junction into the site from Eastleigh Road is severely compromised by the existing trees and shrubs.
4. The route of the alternative cycleway passes over a roadside ditch requiring the cycleway to be raised and/or the ditch to be diverted.
5. The route of the alternative cycleway will require the removal of all low level shrubs.
6. Visibility to traffic entering the northern junction into the site from Eastleigh Road is severely compromised by the existing trees and shrubs.
7. Cyclists will be required to cross over the carriageway less than 10m from the proposed northern junction.
8. Visibility to traffic entering the site from Eastleigh Road to the cycle crossing points will require the removal of a significant number of trees to accord with the visibility requirements of CD 195 & CD 143 and Hampshire Highway Technical Guidance Note TG3. The visibility requirements are shown in Appendix D. The visibility is based upon

the following criteria. Eastleigh Road is 40mph in this location therefore the visibility required from the cycle crossing facility in accordance with CD 195 is 2.4m (absolute minimum) x 120m. The hatching shown in Appendix D indicates the extent of trees and shrubs that will require removal to facilitate the required visibility.

5. Conclusion

To accord with the requirements of Planning Condition 9 the trees and shrubs along Eastleigh Road will have to be removed to facilitate the visibility splays required by CD195, CD143 & TG3. This will have a significant and detrimental effect on the Arboricultural, Ecological and the Visual aspects of this development.

Furthermore, it is our understanding the trees in this area are subject to TPO's therefore consent from the LPA's Tree Officer and a qualified Arborist will be required to sign off this condition.

APPENDIX A

REV. No.	DATE	DESCRIPTION	DRAWN

Client

Project

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Title	Scale	Date	Drawing No.	Rev
Current Proposals Appendix A		Jun'25		
	Checked	Drawn		

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APPENDIX B

REV. No.	DATE	DESCRIPTION	DRAWN

Client

Project

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Title	Scale	Date	Drawing No.	Rev
Current Proposals Route of Cycleway Appendix B		Jun'25		
	Checked	Drawn		

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APPENDIX C

REV. No.	DATE	DESCRIPTION	DRAWN

Client

Project

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Title	Scale	Date	Drawing No.	Rev
Alternative cycleway adjacent to plots 31/32 Appendix C		Jun'25		
	Checked	Drawn		

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APPENDIX D

General Notes:

1. Do not scale from this drawing.

2. All dimensions in metres.

3. All levels relate to ordnance datum.

4. This drawing is based on the latest Architectural planning layout and shall be read in conjunction with all other relevant development technical drawings & details.

5. Any discrepancies with any of the drawings shall be reported to MJA Consulting Engineers.

6. The level and location of all existing services shall be verified on site by the Contractor before commencing any construction work.

7. All finished floor levels are shown on the drawing for guidance only and may need to be adjusted on site. However there is to be no deviation without prior approval.

8. Where applicable the construction of all embankments including selection of fill material, placing, compaction and use of stabilization membranes is to be carried out in accordance with BS EN 1997–1, BS6031:2009 and the specification of highway works to ensure safe and stable slopes during all phases of construction and operation.

9. Finished floor levels are indicative only and may vary following detailed design by + or – 0.5m.

REV. No.	DATE	DESCRIPTION	DRAWN	CHECKED
PL2	24.06.25	First Issue for comment	TH	KTG
PL1	28.08.24	First Issue for comment	KTG	KTG

Client: BARGATE HOMES

Project: Southleigh Park House, Havant

Title: Alternative Cycleway Proposals Visibility Splays – Appendix D

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Scale:	1:500@ A1	Status:	PLANNING
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Drawing Number:			Rev: PL2

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