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Enquiries To Matt Grantham

My reference 046959

Direct Line

Your reference X/22/93381

Date 1 September 2022

Email eastleighdc@hants.gov.uk

Dear Ms Morris,

Land between St Johns Road and Dodwell Lane, Southampton, SO31 1DH

Variation of condition 7 (S278 agreement/design check approval) for planning permission F/17/81809 for construction of link road between St Johns Road and Dodwell Lane (Phase 3 of planning permission O/13/73700).

In regard to application X/22/93381, having considered the request for the wording of Condition 7 to be amended, there is no objection from HCC as Local Highway Authority.

Currently the wording of the condition essentially requires the developer to have entered into a S278 agreement and that the design of the link road be fully submitted, checked, approved and signed off prior to development (road construction) commencing.

The developer has requested that instead they simply need to have submitted the design of the link road to HCC for approval (S278) and can commence development (road construction) prior to formal approval being issued, and that onwards the link road is not allowed to open and be utilised until plans have been checked, approved and signed off in line with the S38/S278 process.

In this regard, the proposed amended wording of the condition, as outlined on the application form generally accepted, subject to minor amendments as outlined below:

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

No development shall commence until an application has been submitted to Hampshire County Council as Local Highway Authority, for a full detailed design check and Section 278 Legal Agreement, based on drawing ITB11091-GA-009 Rev F. The Link road shall not be brought into use until the full detailed design check has been approved, the Section 278 Agreement has been signed and the road has been constructed to completion certificate standard.

The developer should however be made fully aware that any link road works undertaken prior to formal HCC S278 sign-off being issued will be at risk, with amendments to design potentially being identified and required in order for the road to be adopted and agreement for its opening and use to be granted.

Yours sincerely,

Matt Grantham

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