

Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

Hampshire 2050
The Castle
Winchester, Hampshire SO23 8UD

Telephone: 0300 555 1375
Fax: 01962 847055

www.hants.gov.uk

Enquiries To Matt Grantham

My reference 051872

Direct Line

Your reference DC/22/93660

Date 08 January 2024

Email eastleighdc@hants.gov.uk

Dear Mrs Harrison,

Land North West of Winchester Road, Boorley Green, Hampshire, SO32 2BX

Discharge of conditions application following permission O/15/75953 as amended by X/19/84943 for condition 13 (Construction of roads and footways) for Phase 3B only

In regard to application DC/22/93660, it is understood that the discharge of condition relates to Condition 13, and the construction of roads and footways for Phase 3B of the Boorley Gardens development to the west of Winchester Road, Boorley Green.

The appropriate drawing for review is drawing 46130/300 Rev C, listed as Highway Layout and dated 20/02/2023 on the EBC Planning Portal. It should be noted that whilst titled 'Boorley Gardens Phase 1A - Highway Layout', it does indeed cover site plan Phase 3B.

Specifically, Condition 13 outlines a requirement to:

Prior to the commencement of any phase, as shown on phasing plan P1388.PH.01 rev D (or an alternative phasing plan as otherwise agreed by the LPA), details of the construction proposed for the roads and footways within the development, for that phase, including all relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels together with details of street lighting (designed to minimise spillage and avoid impacting on flight corridors used by bats), the method of disposing of surface water, and details of the programme of implementation for the making up of the roads and

Director of Hampshire 2050
Garry Westbrook

footways, including on-going management and maintenance of any roads, footpaths and accesses and any future plans for adoption, must be submitted to and approved by the LPA in writing.

It is understood that the roads and footways relating to this discharge of condition are not being offered for adoption by the developer. As such, HCC would not object in principle to the discharge of this condition. However, it would be advisable that the developer ensures that the roads and footways are designed to minimum industry standards and / or Hampshire County Council's best practice as set out in <https://www.hants.gov.uk/transport/developers/constructionstandards> , and that an appropriate Private Management Plan (as outlined in submitted document Road & Footpath Management (May 23) BG-RFMP1) is put in place to deal with any future issues. Having reviewed plans however, the following comments are made:

- Proposed street lighting appears to be acceptable, with lighting contours covering the areas within the specific phase to varying levels, inclusive of access points and car parking areas. Footway links leading out of the phase area are not necessarily covered, however it would be anticipated that existing lighting on the spine road and the adjacent Winchester Road would cover these areas;
- Lighting columns appear to be well located, in non obstructive locations within areas not considered to be part of private dwelling plots;
- In terms of levels, the site is generally flat and as such it would not be anticipated that there are likely to be issues with access or movement; and
- With regard to drainage, the system appears to run across the site before connecting into the highway drainage on the adopted spine road. It is therefore understood that this connection will be fully assessed as part of the S38 given the spine road is being put forward for adoption.

Developers should also be made aware of the Advanced Payment Code (APC) that will be required by the Highway Authority. Details of this can be found via the following link

- <http://documents.hants.gov.uk/transport/APCProcess-Guidancedocumentforwebsitev22018-04-02.pdf>

Yours sincerely,

Matt Grantham

Director of Hampshire 2050
Gary Westbrook