

Universal Services
The Castle
Winchester, Hampshire SO23 8UD

Telephone 0300 555 1375
Fax 01962 847055
www.hants.gov.uk

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

Enquiries to	Matt Grantham	My reference	059694
Direct Line	N/A	Your reference	F/26/100881
Date	16 March 2026	Email	eastleighdc@hants.gov.uk

For attention of Ms Lasham

Dear Sirs

**Re: F/26/100881 At Land adjacent to Pear Tree PH, Winchester Road,
Boorley Green, Southampton, SO32 2DH**

**Erection of 6 dwellings with associated parking and landscaping and
creation of new access from Winchester Road**

In regard to application F/26/100881, having reviewed the information contained within the application pack, there would be **no objection** to the proposals from a highway perspective, subject to conditions outlined below being applied.

Vehicle access into the site is proposed to be from the northern end of the site, in a location where appropriate segregation with the Maddoxford Lane junction exists; adequate visibility splays are provided; and tracking diagrams show how a domestic vehicle and a delivery van access can be achieved.

Whilst it may be beneficial to have an element of flare at the access point to assist in not overrunning the adjacent grass verge, this can be dealt with during the formal S278 design submission. A S278 is suggested, given that footway works are also proposed from the site, and so a combined submission would be the most prudent way forward.

In terms of the footway works, it is proposed that a short stub of footway is provided, leading out from the site at the southern end where it onwards links in with the existing footway network adjacent to the Pear Tree Inn which will aid in the promotion of safe sustainable travel to and from the site. This is acceptable.

Director of Universal Services
Patrick Blogg

Applicants should be made aware that subsequent to any planning permission that may be given by EBC as Local Planning Authority, details of the S278 process, which will require permission from HCC as Local Highway Authority, can be found via the following web address -

<https://www.hants.gov.uk/transport/developers/section-278>

CONDITIONS:

ACCESS CONSTRUCTION PROVISION

No development shall start on site until the access, including the footway and/or verge crossing shall be constructed and lines of sight of 2.4 metres by 43.0 metres (minimum) provided in accordance with the approved plans and the subsequent S278 process.

The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 1 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason - To provide satisfactory access and in the interests of highway safety.

FOOTWAY CONSTRUCTION PROVISION

No development shall start on site until the footway linking the site to the existing footway network adjacent to the Pear Tree Inn has been provided in accordance with the approved plans.

Reason - To provide satisfactory access and in the interests of highway safety.

CONSTRUCTION METHOD STATEMENT REQUIRED

No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme of and phasing of demolition (if any) and construction work;
- (b) The provision of long term facilities for contractor parking;
- (c) The arrangements for deliveries associated with all construction works;
- (d) Methods and phasing of construction works;
- (e) Access and egress for plant and machinery;
- (f) Protection of pedestrian routes during construction;
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;

(h) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process.

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason - In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

Yours faithfully,

Matt Grantham
Principal Transport Planner - Highway Development Planning
Universal Services