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Date	27 May 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. Provision of pedestrian
footpath connecting from Boorley Gardens to Winchester Road.**

In regard to application F/26/100881, following on from the previous HCC consultation response dated 18 May 2026, updated plans have been received which specifically concern the retention of a Hawthorne Hedge to the front of the site, and the proposed footway to the south east of the site.

Hedge Retention:

It was noted on the previous 'Proposed Site Plan' (220047-12 Rev A) that the required visibility splay had been incorrectly drawn, with the far end located into the carriageway. However, with the frontage of the site consisting of a grass verge at this point, a manual check was undertaken which demonstrated that visibility could still be achieved.

However, the updated 'Proposed Site Plan' (220047-12 Rev B) now shows the retention of a larger proportion of the existing Hawthorne Hedge, and the loss of a proportion of the grass verge.

In order to fully assess whether visibility can still be achieved, and onwards in order to enable a condition to be put into place to ensure visibility is retained in the future, an updated drawing will need to be produced showing the appropriate visibility splay drawn to the edge of carriageway as outlined in

Director of Universal Services
Patrick Blogg

Hampshire County Council's Technical Guidance Note 3 -
[https://documents.hants.gov.uk/transport/TG3TechnicalGuidanceNote-
 StoppingSightDistancesandVisibilitySplays.pdf](https://documents.hants.gov.uk/transport/TG3TechnicalGuidanceNote-StoppingSightDistancesandVisibilitySplays.pdf)

Footway Link:

In regard to the proposed footway link (noting plans incorrectly label it as a public footpath) to the south of the development, which will provide a public footway between the adjacent Boorley Gardens development and Winchester Road, as outlined previously this is a welcome link.

Onwards, whilst it was previously requested that this be widened to 3.0m to allow for cycling also, it has been confirmed by the Case Officer that this option is not available from a landscape and ecological perspective. As such the 2.0m wide footway proposed is acceptable.

The Case Officer has also confirmed that the potential for a missing link / section of footway between new and existing will be prevented by way of a Grampian Condition accordingly.

Finally, as previously outlined, applicants should be made aware that subsequent to any permission that may be forthcoming from EBC as Local Planning Authority, an additional permission will be needed from HCC as Local Highway Authority to undertake the works, and this will need to be via a S278 agreement. Details of this can be found via the following web address:

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

Recommendation:

Given the above, whilst there would be no objection in principal to the proposals from a highway perspective, this would be subject to an appropriately updated visibility being submitted and approved. The following conditions would also be requested if a planning approval is to be granted.

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 foot \ cycleway linking the site to the existing footway network adjacent to the Pear Tree Inn, and the existing cycleway within the Boorley Gardens site 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