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Date	16 June 2026	Email	eastleighdc@hants.gov.uk

For attention of Mrs Harrison

Dear Sirs

**Re: F/26/101013 At : LAND ADJACENT TO OAK COTTAGE,
WINCHESTER ROAD, BOORLEY GREEN, SO32 2DH,**

Erection of part two, part three storey retirement living building with 50 apartments, associated communal lounge, house manager's office, external enclosed refuse and electric scooter/cycle stores and sub-station; erection of a pair of detached dwellings; improved vehicular access and new pedestrian access to Winchester Road, internal roads, car parking and hard and soft landscaping.

In regard to application F/26/101013, following on from the previous HCC Highway consultation responses dated 27 March 2026 and 09 April 2026, it is noted that updated site layout plans have been received (drawing No. SO-2977-03-AC-0120 Rev. P13).

Having reviewed the drawing, no updated have been made in terms of links to the adjacent Public Right of Way and this is acceptable.

It is noted that the internal site layout has however been updated, with an additional 3 parking spaces being added to the plans, and 0.3m step out strips being added to the sides of parking spaces located next to landscaped areas.

This is acceptable from a layout perspective, though the Case Officer may wish to check that the quantum of parking accords to the EBC Parking Standards SPD.

There have also been some minor amendments to the site accessibility of the site, which now utilises a walking speed of 60 metres per minute as opposed

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to the previously calculated 80 metres per minute due to the user group of the site. This is presented in the 'Technical Note Update (May 2026)', and is acceptable from a highway perspective.

Given the above, there remains **no objection** to the proposals, subject to conditions being applied and developer contributions being secured.

CONDITIONS:

(1) 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) Access and egress for plant and machinery;
- (e) Protection of pedestrian routes during construction;
- (f) Location of temporary site buildings, compounds, construction material, and plant storage areas;
- (g) 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.

(2) ACCESS CONSTRUCTION PROVISION

No development shall start on site until the access, including the footway and/or verge crossing shall be constructed with lines of sight in accordance with the approved plans. 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.

(3) CLOSURE OF EXISTING ACCESS PROVISION

No development shall start on site until the existing access(es) from the site to Winchester Road shall be permanently stopped up and effectively closed with the footway provided or verge reinstated, in accordance with details which have been submitted to and approved by the Planning Authority.

Reason - In the interests of highway safety.

(4) PEDESTRIAN ACCESS PROVISION

Before use of the development is commenced the two proposed pedestrian access links onto (a) Winchester Road and (b) Chaffinch Gardens, shall be provided as shown on approved plans, and retained for future use and maintained thereafter.

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

(5) PARKING PROVISION

Before occupation of the development is commenced provision for parking shall have been made within the site in accordance with the approved plans and shall be retained thereafter.

Reason - To ensure adequate on-site car parking provision for the approved development.

INFORMATIVE:

(1) No vehicles, machinery, equipment, materials, spoil, scaffolding, or anything else associated with the works shall be left on or near to Botley Footpath 1 at any time, as to cause obstruction, hindrance or a hazard to pedestrians. The public retain the right to use the Public Right of Way at all times.

Yours faithfully,

Matt Grantham
Principal Transport Planner - Highway Development Planning
Universal Services