

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 052049

Direct Line

Your reference X/23/96591

Date 26 January 2024

Email eastleighdc@hants.gov.uk

Dear Ms Altman,

THE BRIGADIER GERARD, BOTLEY ROAD, HORTON HEATH, EASTLEIGH, SO50 7DQ

Variation of Condition 8 of planning permission ref. F/19/86328 to authorise amended vehicle access design.

Original application description: Construction of 4No. Three bedroom semi-detached dwellings with associated amenity space, parking, landscaping, ecological buffer and new access from Botley Road.

In regard to application X/23/96591, having reviewed the information contained within the application pack, an objection would be made to the Variation of Condition 8 from a highway perspective.

The development fronts the highly trafficked B3354 Botley Road, and the agreed site plans required a footway leading from the site with a short stretch of footway leading north on Botley Road, where tactile paving and dropped kerbs (to be implemented by the developer via a condition) enabled a safe crossing point for residents.

Without this stretch of footway, residents are forced to stand in the site access junction and wait for a suitable time to cross, and can therefore come into direct conflict with vehicles either trying to enter or leave the site at the same time.

Clearly this is not a satisfactory situation given the nature of Botley Road and the site access, and has been reported as of being a concern and danger by residents (some of which have been accompanied by young children and buggies), local councillors, and

Director of Hampshire 2050
Garry Westbrook

the MP for Eastleigh.

The footway is required for highway safety purpose and under no circumstances should its implementation be removed as a condition of planning.

Whilst a Transport Technical Note has been submitted in an attempt to justify why such a key safety element of the site should not be required, through use of the Braxells Farm development in Boorley Green, this example is flawed. Whilst Braxells Farm does not have a footway adjacent to the access into the site, this is because a footway link has been provided from a more convenient location central to the site, where it leads out onto the existing local footway network. As such a safe access and egress is provided for residents and visitors - though having reviewed this as part of the Brigadier Gerard application, it is noted that this too is not in line with agreed plans.

It is understood that the EBC Enforcement Team have been in contact with the developer, requesting that they contact HCC regarding implementation, but to date there is no record of such contact being made.

The developer needs to be made aware that they are required to enter into a section 278 agreement to complete the works for the footpath, as well as the existing access, which has been constructed illegally, without HCC approval or a section 278 legal agreement, and not in accordance with HCC standards.

There are a number of issues which Imperial Homes need to urgently address with HCC so that the outstanding highway works can be resolved. This is also the case for Braxells Farm, Boorley Green which has been used as an example site within the Transport Statement. They are advised get in touch with HCC Development Client Team as soon as possible – Highway.DevelopmentClient@hants.gov.uk – who will be able to explain the next steps.

Yours sincerely,

Matt Grantham.

Director of Hampshire 2050
Gary Westbrook