

From: Doyle, Simon <Simon.Doyle@jacobs.com>
Sent: 03 January 2023 17:16
To: MNagy@tealplan.com
Cc: Planning SE; Ginn, Beata; Sharpe, Summer; Nick Culhane; Tom@countryhomes.co
Subject: RE: #18825 Correspondence re: Planning Application F/22/93835 MOORLANDS FARM, BOTLEY ROAD, WEST END

Dear Marie,

Thank you for your email dated 21st December 2022 addressed to Eastleigh Borough Council (Summer Sharpe) and to National Highways (Beata Ginn).

I reviewed the submitted information on behalf of National Highways and I am content with the details supplied which now answer our queries.

We have no objection to the proposed development subject to the three recommended conditions (or suitable alternatives) below.

Please let us know if the applicant is content with the wording (or advise of any amendments required) so that we can finalise and send our response to the LPA.

Recommended Conditions

1. **Drainage:** *Prior to the commencement of development, full details of new drainage and its location shall be submitted to and approved in writing by the Local Planning Authority (in consultation with National Highways). The development shall thereafter be undertaken in strict accordance with the approved details prior to the first occupation of the development hereby permitted and retained in accordance with the agreed specification. No surface water shall be permitted to run off from the development hereby permitted onto the Strategic Road Network or into any drainage system connected to the Strategic Road Network. No drainage connections from any part of development hereby permitted may be made to any Strategic Road Network drainage systems.*
Reason: *To ensure that the M27 continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and paragraph 59 of DfT Circular 01/2022.*

2. **Boundary:** *Prior to any works being undertaken along the boundary with the M27, a boundary treatment plan shall be submitted to and approved in writing by the Local Planning Authority (in consultation with National Highways). The plan shall include as a minimum:*
 - a) *details of the fencing location, type, construction method and maintenance;*
 - b) *details for management of existing boundary planting to include an Arboricultural Tree Survey and Tree Protection Plan with a Method Statement for any works required to address the removal, retention and management of trees along this boundary.**All works shall be undertaken in accordance with the agreed plan and maintained as such thereafter.*
Reason: *To mitigate any adverse impact from the development on the M27 and to ensure that the M27 continues to be an effective part of the national system of routes for through traffic in*

accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

3. Landscaping: Prior to the commencement of the development hereby permitted a Landscape Management Plan and Planting Schedule, and details of implementation and maintenance, shall be submitted to and approved in writing by the Local Planning Authority (in consultation with National Highways). Planting shall be undertaken in accordance with the agreed plan and maintained as such thereafter.

Reason: To protect the National Highways estate, protect public safety and ensure the safe and efficient operation of the Strategic Road Network.

Regards

Simon Doyle

Jacobs | Associate Director | Cities & Places | +44 20 3980 2445

Simon.Doyle@jacobs.com

Cottons Centre | Cottons Lane | London | SE1 2QG | United Kingdom

From: Marie Nagy <MNagy@tealplan.com>

Sent: 21 December 2022 09:37

To: Sharpe, Summer <summer.sharpe@eastleigh.gov.uk>; Beata Ginn <Beata.Ginn@nationalhighways.co.uk>

Cc: Tom@countryhomes.co; Nick Culhane <nick@nickculhane.co.uk>

Subject: FW: F/22/93835 MOORLANDS FARM, BOTLEY ROAD, WEST END

Dear Summer

Many thanks for this.

I have copied the National Highways response to our Highways Consultant and I have taken the liberty of copying our response directly to Mrs Ginn, which I trust is ok, as we would like to make sure a dialogue is opened up directly with Beata, if further clarification is needed.

As summarised in the Transport Addendum, we have looked at the new plans in the context of the design guidance and there will be no impact.

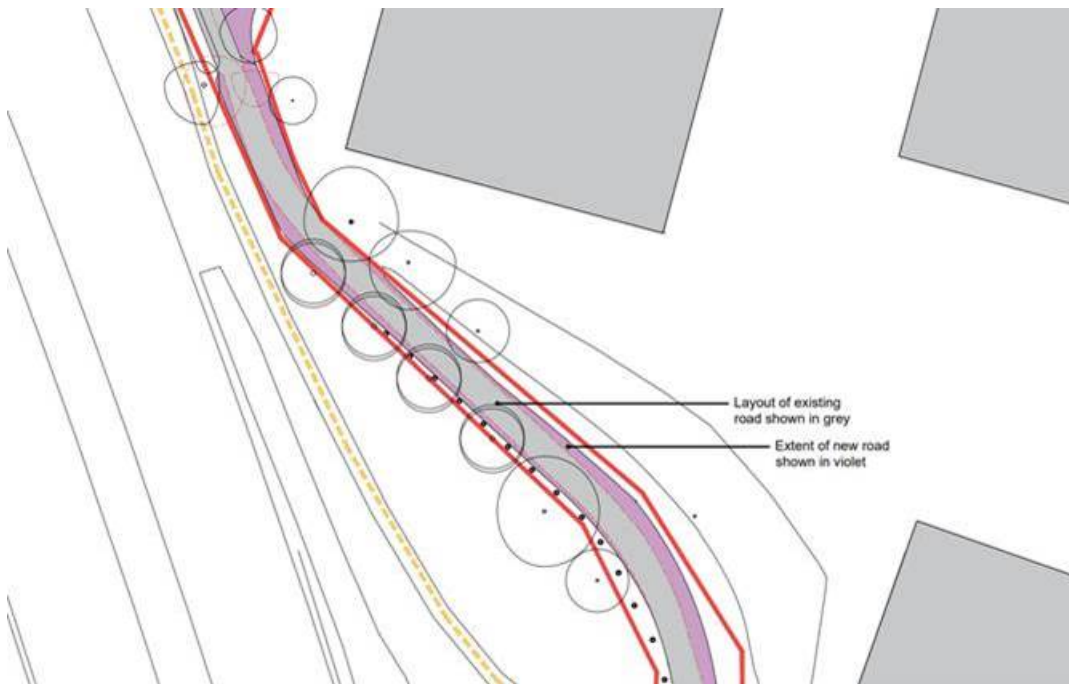
I attach here the updated **Proposed Road Works Plans**. The extract below shows where the west side of the existing road, in the direction of the motorway, will be widened.

The works are very minor and will be fully contained within the existing site boundary.

The area where the minor works are proposed will be next to established dense screening, and in one short section also, a fence. These are outside of the site and sit between the site access road and the PRoW that runs along the M27 embankment. The PRoW is the yellow dashed line below. The dense planting is included on the attached **landscaping plan** and is shown in the attached **Site Photographs 6-9**. The plant screening and PROW will not be affected.

We have also noted in the application that saplings have been planted on the embankment on the west side of the PRoW, linked with the new motorway works. These will provide further new screening outside of the site. Again that planting and part of the embankment will not be affected.

The SRN will therefore not be affected physically or in visual screening terms by the very minor works.



We do trust this clarifies the situation. We will however be very happy to speak with Beata directly if that will assist.

Kind regards

Marie Nagy
Director
Teal Planning Ltd
mnagy@tealplan.com
077 3929 8940

This email may contain information which is confidential and is intended only for use of the recipient/s named above. If you are not an intended recipient, you are hereby notified that any copying, distribution, disclosure, reliance upon or other use of the contents of this email is strictly prohibited. If you have received this email in error, please notify the sender and destroy it.

National Highways Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF | <https://nationalhighways.co.uk> | info@nationalhighways.co.uk

Registered in England and Wales no 9346363 | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford, Surrey GU1 4LZ

Consider the environment. Please don't print this e-mail unless you really need to.

NOTICE - This communication may contain confidential and privileged information that is for the sole use of the intended recipient. Any viewing, copying or distribution of, or reliance on this message by unintended recipients is strictly prohibited. If you have received this message in error, please notify us immediately by replying to the message and deleting it from your computer.