

Rainger, Angela

From: Claydon, Nick
Sent: 26 October 2022 14:36
To: Claydon, Nick
Subject: FW: 96299 F/22/93835 Moorlands Farm, Botley Road, West End, Southampton, SO30 3HD
Attachments: 251022 NHPR Holding_EBC_F_22_93835.pdf

NickClaydon

Case Management Officer

Service Delivery - Case Management

Ext.:8261

From: Blake, Patrick <Patrick.Blake@nationalhighways.co.uk>
Sent: 25 October 2022 17:39
To: Planning @ Eastleigh Borough Council <Planning@eastleigh.gov.uk>
Cc: Planning SE <planningse@nationalhighways.co.uk>; Spatial Planning <SpatialPlanning@nationalhighways.co.uk>; transportplanning@dft.gov.uk; Colclough, Joseph <Joseph.Colclough@jacobs.com>; Doyle, Simon/LON <Simon.Doyle@jacobs.com>; Bedingfeld, James <James.Bedingfeld@jacobs.com>; Ginn, Beata <Beata.Ginn@nationalhighways.co.uk>
Subject: 96299 F/22/93835 Moorlands Farm, Botley Road, West End, Southampton, SO30 3HD

For the attention of: Summer Sharpe of Eastleigh Borough Council

Planning Application: F/22/93835

Site: Moorlands Farm, Botley Road, West End, Southampton, SO30 3HD

Proposal: Demolition of all existing buildings and detailed planning approval for light industrial floorspace [Use Class E(g)(ii) & E(g)(iii)], warehouse floorspace [Use Class B8] and estate office (Use Class E(g)(i)).

Our Reference: 96299 (Tracker No: #18040)

Dear Summer,

Thank you for your email dated 4 October 2022 consulting us on this planning application.

National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such National Highways works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

We will be concerned with proposals that have the potential to impact on the safe and efficient operation of the SRN. In the case of this development proposal our interest is in the M27.

The Transport Statement and associated documentation for the application have been reviewed and we are satisfied that net trip Generation of 24 movements in the AM and 21 movements in the PM is appropriate for the size and nature of the proposed development and that half of these trips will originate and travel to the direction of Junction 7 of the M27. This level of trip generation is unlikely to have a significant impact to the safe and efficient operation of the SRN.

However, we require further details of the proposed internal works, particularly the prospect widening of the internal access road that abuts the SRN boundary in accordance with requirements set out in the Design Manual for Roads and Bridges.

It is noted that a travel plan has not been prepared for the development. National Highways would be supportive of the production of a suitable Travel Plan, and any subsequent measures that arise, that seek to reduce the demand for vehicle trip generation where possible and would encourage and promote journeys by other sustainable modes.

Based on the above there are outstanding issues that need to be resolved prior to a planning consent. We recommend that planning application (ref: F/22/93835) should not be approved for a period of 56 days (until 13 December 2022) from the date of this recommendation until such time as we have resolved the outstanding matters.

Please find attached our NHPR form in this respect, which explains this in more detail.

Regards

Patrick Blake, Spatial Planning Manager – South East

National Highways | Bridge House | 1 Walnut Tree Close | Guildford | Surrey | GU1 4LZ

Tel: +44 (0) 300 4701043 | **Mobile:** + 44 (0) 7825 024024

Web: <http://www.highways.gov.uk>

GTN: 0300 470 1043

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.



National Highways Planning Response (NHPR 21-09) Formal Recommendation to an Application for Planning Permission

From: South East Divisional Director
Operations Directorate
Southeast Region
National Highways
PlanningSE@nationalhighways.co.uk

To: Summer Sharpe, Eastleigh Borough Council

CC: transportplanning@dft.gov.uk
spatialplanning@nationalhighways.co.uk

Council's Reference: F/22/93835

Location: Moorlands Farm, Botley Road, West End, Southampton, SO30 3HD

Proposal: Demolition of all existing buildings and detailed planning approval for light industrial floorspace [Use Class E(g)(ii) & E(g)(iii)], warehouse floorspace [Use Class B8] and estate office (Use Class E(g)(i)).

National Highways Ref: 96299

Referring to the consultation on the planning application referenced above, in the vicinity of the M27 that forms part of the Strategic Road Network, notice is hereby given that National Highways' formal recommendation is that we:

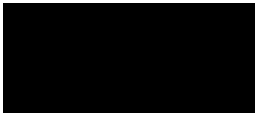
- ~~a) offer no objection~~
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – National Highways recommended Planning Conditions & Reasons);~~
- c) recommend that planning permission not be granted for a specified period (see reasons at Annex A);**
- ~~d) recommend that the application be refused (see reasons at Annex A)~~

Highways Act 1980 Section 175B is not relevant to this application.¹

¹ Where relevant, further information will be provided within Annex A.

This represents National Highways' formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should the Local Planning Authority not propose to determine the application in accordance with this recommendation they are required to consult the Secretary of State for Transport, as set out in the [Town and Country Planning \(Development Affecting Trunk Roads\) Direction 2018](#), via transportplanning@dft.gov.uk and may not determine the application until the consultation process is complete.

Signature:		Date: 25/10/2022
Name: Patrick Blake		
Position: Spatial Planning Manager- South East National Highways planningSE@nationalhighways.co.uk		
National Highways Bridge House, 1 Walnut Tree Close, Guildford, Surrey, GU1 4LZ Patrick.Blake@nationalhighways.co.uk		

Annex A **National Highway's assessment of the proposed development**

National Highways has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

National Highways interest in case of this particular development proposal is in the impact of the proposal on the safe operation of the M27.

We have reviewed the information provided on your planning portal in relation to this proposal. We acknowledge that the trip generation and traffic impact of the proposal is unlikely to have significant impact on the operation of the M27.

However, we require further details of the proposed internal works, particularly the prospect widening of the internal access road that abuts the SRN boundary in accordance with requirements set out in the Design Manual for Roads and Bridges.

Summary

To allow National Highways to understand the impact of the development on the safe and efficient operation of the Strategic Road Network and provide the Local Planning Authority with fully informed advice.

Recommended Non-Approval

It is recommended that the application (Ref: F/22/93835) should not be approved for a period of 56 days from the date of this recommendation (until Tuesday 13 December 2022) to enable further assessment to be undertaken.