

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 054144

Direct Line

Your reference X/24/97416

Date 16 September 2024

Email eastleighdc@hants.gov.uk

Dear Mrs Harrison,

Land North West of Winchester Road, Boorley Green, Hampshire, SO32 2BX

Variation of condition 1 (approved drawings) of reserved matters application RM/17/81628 (as amended by X/21/91994) (pursuant to outline planning permission O/15/75953, as amended by X/19/84943) for Boorley Gardens Phase 1 to allow revisions to the house types on plots 103-135 (excluding plots 103-113) in Phase 1h and plots 136-192 (excluding plots 145-159 and 176-177) in Phase 1i and minor alterations to the road layout.

In regard to application X/24/97416, it is understood that that approved plans have been updated, and that from a highway perspective this has resulted in some minor alterations to the road layout in Phase 1h and 1i.

Approved site layout plans (P1388.1000 Rev R) have therefore been compared to revised site layout plans (PH1H_1I_PLAN_01 Rev A) to assess any potential highway impacts.

It can be confirmed that the changes are acceptable, with visibility splays retained and the minor changes to the road layout being acceptable. It should however be noted that where areas of the phases are to be adopted, formal engineering assessments will be undertaken with detailed engineering drawings being required as part of the S38 process.

Additional points to note are:

A) The updated plans have resulted in the removal of formal visitor parking spaces

around the site, for example adjacent to plots 118,132,148,169 and 185. Whilst these are believed to be located in areas of the site that are to remain private, and as such not a direct concern for HCC as Local Highway Authority, the Case Officer may wish to assess this loss in terms of conformity to the EBC Parking Standards, to ensure the standards are adhered to; and

B) It is noted that the bus gate design shown on plans does not match current plans. Whilst it is not anticipated that changes to this area are classed as being within Phases 1h or 1i, it may be prudent for the plans to be updated with the latest design.

Yours sincerely,

Matt Grantham

Director of Hampshire 2050
Gary Westbrook