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Date	10 November 2025	Email	eastleighdc@hants.gov.uk

For attention of Mr Huckfield

Dear Sirs

**Re: F/25/100232 At THORNEYDOWN FARM, MOORHILL ROAD, WEST
END, SOUTHAMPTON, SO30 3AY**

**Use of land for the display and sale of caravans and erection of
associated detached 2-storey office building and single storey workshop
(revised scheme to approval reference F/17/81667).**

In regard to application F/25/100232, having reviewed the information contained within the application pack, whilst there would be no objection in principle to the application, additional information is required as outlined below.

It is understood that the application is for a revised scheme that was previously approved by a government inspector, being application F/17/81667, with the use of the display and sale of caravans remaining, along with a detached 2-storey office building and workshop now proposed.

Whilst it is noted that the access junction into the site remains largely similar in terms of location and geometry, there are updates which now need to be assessed, and information on these will need to be submitted prior to a formal recommendation being issued by HCC as Local Highway Authority.

It would be requested that:

1. Visibility splay drawings are provided, which demonstrate that the required level of visibility at the access looking both north and south are achievable. These will onwards be utilised for a condition outlining how nothing should be located within the splay above 0.6m in height;

2. The proposed access will also need to be able to accommodate two-way movements in and out of site in a safe and lane designated manner. This should include two-way tracking in and out for standard cars, as well as vehicles towing caravans in and out of the site without the need to cross into opposing traffic lanes.

For highway safety reasons, the need to ensure vehicles and caravans can be moved in and out of site within their designated lanes is paramount given the locality of the roundabout and given the high vehicle flows on Moorhill Road.

Additionally, the developer should be made aware that subsequent to any planning permission that may be forthcoming from EBC as Local Planning Authority, a further S278 approval will be required prior to implementation, and this will require additional information such as formal engineering drawings to be submitted. This may result in updates being required which could affect the approved layout, and as such early engagement with the S278 team would be advised. Details of the S278 process can be found via the following link:

<https://www.hants.gov.uk/transport/developers/constructionstandards>

Once the additional information has been received, these can be assessed and an updated Highway consultation response issued accordingly.

Yours faithfully,

Matt Grantham
Principal Transport Planner - Highway Development Planning
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