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Date	10 December 2025	Email	

For attention of Mr Huckfield

Dear Sirs

**Re: F/25/100429 At SYSTEMS HOUSE, WOODSIDE ROAD, EASTLEIGH,
SO50 4ET**

Demolition of existing building and replacement with 3no. flexible light industrial/warehousing units and 1no. unit for mixed use for storage purposes and a meeting hall.

Thank you for consulting the Highway Authority on the above planning application F/25/100429.

Having reviewed the information submitted, the Highway Authority wishes to make the following comments.

The site currently benefits from one existing vehicular access onto Woodside Road east of the site, with a new access proposed to the west of the site. It is currently unclear to the Highway Authority how these accesses are to operate, whether they will act in a one-way system, or both can be used to enter and exit the site. Given that neither access looks to be wide enough to accommodate two-way movements for larger vehicles, a one-way system should be implemented, with the western access serving as the entrance and the eastern access as the exit only. Appropriate signage should be installed to indicate the direction of traffic flow. Using both accesses in operation under this system is necessary to support safe and efficient vehicle movements and to minimise disruption to traffic flow.

Due to the additional units and the 512m² increase in commercial floor space, a rise in vehicle trips to and from the site is expected. However, the increased level of traffic would not be anticipated to be at a level that significantly

Deputy Chief Executive and Director of Hampshire 2050
Gary Westbrook

impacts the local highway network, particularly when compared as a percentage increase to existing flows, and as such is acceptable.

Parking is a matter to be considered by Eastleigh Borough Council as the Local Parking Authority. However, HCC can confirm that the proposed level of parking that has been provided, 26 spaces, does not raise concerns regarding overspill parking on the local highway.

As a result of the scale of development and demolition works, a condition will be required for a Construction Site Management Plan.

Condition:

1. No development shall start on site until a construction site management plan has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme of and phasing of demolition (if any) and construction work;
- (b) The provision of long term facilities for contractor parking;
- (c) The arrangements and routes for deliveries associated with all construction works, inclusive of appropriate junction tracking drawings;
- (d) Methods and phasing of construction works;
- (e) Access and egress for plant and machinery;
- (f) Protection of pedestrian routes during construction;
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;
- (h) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process.

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason- in the interest of highway safety.

2. A one-way system is to be implemented, with the western access serving as the entrance and the eastern access as the exit only.

Reason- in the interest of highway safety.

Recommendation:

The Highway Authority raises no objection to the proposals, subject to the conditions outlined above being applied.

Yours faithfully,

Jolie Baker
Assistant Transport Planner - Highway Development Planning
Hampshire 2050