



Hampshire
County Council

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Enquiries to

Lauren Thomas

My reference

Direct Line

Your reference

Date

December 2025

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Lauren.Thomas@hants.gov.uk

Dear Mr Osmond

Re: Application to part Discharge Condition 17 – Access track to the south of the playing fields – Associated with the Hybrid Planning Permission O/18/83634 – Land West of Woodhouse Lane, Hedge End, SO30 2EZ.

I am writing on behalf of Hampshire County Council (the applicant) ('The County Council') in support of a discharge of conditions application to submit details for installation of the access track ('Route 1') to the south of the playing fields on land known as Land West of Woodhouse Lane. Herein this application will refer to this site as 'Woodhouse Meadows'.

This application is submitted to support the partial discharge of Condition 17 (installation of the access track) for Woodhouse Meadows, of the hybrid planning permission reference: O/18/83634, which granted planning permission for:

"Outline: Up to 605 residential dwellings, a local centre, pedestrian and cycle links, a pedestrian SINC crossing, drainage, public open space, landscaping, other supporting infrastructure and mitigation measures (including noise attenuation) associated with the development.

Full: 7 Form Entry secondary school with the potential to expand to 9 Form Entry and associated sports provision, primary access roads and points of access, pedestrian and cycle links (including the diversion of route number 6c), an underpass, a pedestrian SINC crossing, drainage, landscaping, utilities, other supporting permanent and temporary infrastructure and mitigation measures associated with the development.

This application is subject to an Environmental Impact Assessment and is a departure from the development plan, and affects Public Rights of Way."

Interim Director of Hampshire 2050
Emma Noyce

Condition 17 of the planning permission (ref: O/18/83634) states:

“Prior to the installation of the access track to the south of the playing fields, details relating to the design, construction and location shall be submitted to, and approved in writing, by the Local Planning Authority. The development shall accord with these approved details”.

Reason: In the interests of amenity and environmental protection.”

In response to pre-application advice, this application also refers to the equivalent Condition 8 of the School 3G Pitch full planning permission (ref: F/20/89418) for:

‘Construction of 1 no. floodlit 3G artificial turf pitch, re-arrangement of 2 no. grass sports pitches and associated development including landscaping and drainage.’

Condition 8 under the F/20/89418 permission states the following:

‘Prior to the installation of the access track to the south of the playing fields, details relating to the design, construction and final location shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall accord with these approved details.

Reason: In the interests of amenity and environmental protection.’

The reason for the above is to enable the Case Officer to reference Condition 17 of the Woodhouse Meadows outline permission (O/18/83634) and Condition 8 of the School 3G Pitch permission (F/20/89418) to the same discharge application.

The ‘access track to the south of the playing fields’ associated with Condition 17 of the Woodhouse Meadows outline permission (O/18/83634) was identified as ‘Route 1’ as part of approved elements of the development in relation to the construction of Deer Park Secondary School, access and the complete internal road layout. This also included the need to upgrade an existing farm access track and SINC crossing to the south of the school site to provide maintenance and emergency vehicle access from Woodhouse Lane to the Deer Park school pitches and serve as a temporary construction access to deliver the detailed element of the Woodhouse Meadows hybrid permission. The route is shown as a pedestrian access in the approved Woodhouse Meadows parameter plans (251898_PL_005_Rev 12), going west from the completed section of the Highways Pond 1 maintenance access off Woodhouse Lane to the completed section of Route 2B by Eastleigh Borough Council to the east. Route 1 is also shown within Plan 6 New Rights of Way Plans together with Bridge 1 in the accompanying S.106 Agreement with the intention that, once completed, Route 1 would also contribute to the public rights of way improvement strategy to serve the wider Woodhouse Meadows development.

The permanent material specification for the Route 1 emergency and maintenance access was not agreed at the time the Woodhouse Meadows outline application was determined. In order to still enable the Deer Park School to be delivered, the details of this route were conditioned by Eastleigh Borough Council.

To continue to deliver the site-wide public rights of way strategy set out in the Woodhouse Meadows S.106 Agreement, subsequent discussions with the Rights of Way Authority have agreed that the existing temporary haul road surface material of Route 1 is sufficient to serve as the permanent surface specification of the emergency and maintenance access to discharge Condition 17. To date, the majority of Route 1 has already been constructed on site, and this is the element of the condition that this application is seeking to partially discharge.

The remaining Route 1 works are to construct Bridge 1; level the existing track to Bridge 1 and resurface with the existing tracks 'haul road' specification and level existing rutting along the route between chainage 260.000 – 300.000 with the same fill material as the existing surface. The prospective purchaser / developer of the Woodhouse Meadows site would be responsible for determining the remaining details for these works to complete Route 1 including additional CEMP details as may be required.

The accompanying supporting information provides further details to specify the remaining elements of Route 1 to be constructed.:

- Ecological Appraisal Including Bat Emergence Survey (24.0827 Woodhouse Lane Ecological Appraisal 2025.10.03)
- Environment Agency (EA) Approval Email – Outlook
- Arboricultural Advice Note – Botley SINC culvert installation
- path upgrade (P-EBC-BotleySINCCulv-TECH-SS24720-1.0)
- Tree Survey Data (P-EBC-BotleySINC-DATA-Nov24-1.0)
- Tree Constraints Plan (P-EBC-BotleySINCHaulRd-TCP-1.0)
- Collision Risk Assessment (RJ510518-HEH-Design-Collision Risk Assessment)
- Design Report (RJ510518-HEH-Design-Design Record Report)
- General Arrangement (RJ510518-HEH-HGN-17133040-DR-CH-0001 GA, WHMB - ROUTE 1)
- Hazard Identification and Risk Assessment 2 (RJ510518-HEH-HSCDM-Hazard Identification and Risk Assessment 2)
- Hazard Identification and Risk Assessment 1 (RJ510518-HEH-HSCDM-Hazard Identification and Risk Assessment)

- Scheme Specific Health & Safety Checklist and Risk Assessment (RJ510518-HEH-HSCDM-Scheme Specific Checklist and Risk Assessment)
- Long Section (RJ510518-HEH-HSE-17133040-DR-CH-0002 LONG SECTION, WHMB - ROUTE 1)
- Cross Sections (RJ510518-HEH-HSE-17133040-DR-CH-0003 CROSS SECTIONS, WHMB - ROUTE 1)
- Botton Copse Culvert Existing General Arrangement (RJ510518-HES-SBR-B2372-DR-CB-1700 P02)
- Botton Copse Culvert (B2372) Proposed General Arrangement (RJ510518-HES-SBR-B2372-DR-CB-1701 P02)
- Design Check Comments – Preliminary Design (Route 1 Buildability Review Document)
- Route 1 Buildability Review Email – Outlook (Route 1 Buildability Review)

The application has been submitted via the Planning Portal reference: PP-14531796. The planning application fee of £383.00 has been paid to Eastleigh Borough Council by Hampshire County Council.

Please contact me should you require any further information regarding this application.

Yours sincerely,

Lauren Thomas

Apprentice Development Planner
Land and Assets – Hampshire 2050
Hampshire County Council

Interim Director of Hampshire 2050
Emma Noyce