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*Enquiries To* Matt Grantham

*My reference* 029356

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*Your reference* O/19/86980

*Date* 13 August 2020

*Email* eastleighdc@hants.gov.uk

Dear Mr Huckfield,

**Land West of Allbrook Way, Knowle Hill, Eastleigh, SO50 4LZ**

**Outline planning application for up to 59 no. residential dwellings (C3 use) with associated landscaping, infrastructure and access from Knowle Hill (all matters reserved except for access).**

In regard to application O/19/86980, and subsequent to the previous consultation response from HCC as Local Highway Authority dated 14 January 2020, additional information and plans have been submitted by the developer.

It is noted that despite revised site layout plans being submitted, it remains the case that the application is outline only with highways consideration to be given to access only with the internal layout to be considered at a later stage (should the outline application be approved).

In this regard, there remains no objection in principle to the application from a highways perspective, subject to (as previously outlined):

- Investigation into of the access junction priority options;
- Agreement to developer contributions;

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- All proposed highway works being covered by condition to ensure they are provided prior to occupation (and with S278 approval); and
- Conditions being applied as previously outlined.

Additionally, as previously outlined, subsequent to any planning permission that may be forthcoming from EBC as Local Planning Authority, developers should be made aware that a subsequent S278 approval will be required prior to implementation, and this will require additional information such as formal engineering drawings, street lighting, gradients, Road Safety Audit, etc. 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>

Similarly, whilst the internal site layout is not for consideration at this stage, developers should be made aware that should the internal site roads and footway be put up for adoption, the S38 process will still need to be undertaken in addition to any planning approval that may be granted by the Local Planning Authority, and the details of this process can be found via the following link -

<https://www.hants.gov.uk/transport/developers/constructionstandards>. This process will require additional information to that submitted to date, and require formal engineering drawings for assessment which may result in updates to the layout being required. As such, it is recommended that the developer engage with the S38 team at their earliest convenience.

Should adoption not be required, then whilst HCC would not object to the proposals, it would be advisable that the developer ensures that the roads and footways are designed to minimum industry standards and / or Hampshire County Council's best practice as set out in

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

An appropriate Private Management Plan is put in place to deal with any future issues.

Developers should also be made aware of the Advanced Payment Code (APC) that will be required by the Highway Authority. Details of this can be found via the following link

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<http://documents.hants.gov.uk/transport/APCProcess-Guidancedocumentforwebsite22018-04-02.pdf>

Finally, in regard to the proximity of the (potential) Allbrook Way to Allbrook link road, linking from the B3354 through to the Allbrook Hill / Pitmoor Road junction and onwards to Allbrook Way adjacent to the eastern edge of the site, additional information has been supplied.

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The 'Land west of Allbrook Way Position Statement' includes further drawings and information which demonstrates that no land take is required from the application site, in order to implement the link, and as such, there are no known reasons to object to the application from this perspective at the current time.

Yours sincerely,

Matt Grantham

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