

Project Name:	Land Adjoining 4 Brookfield, Providence Hill, Bursledon
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Document Name:	Technical Note
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1. INTRODUCTION

- 1.1 This Technical Note (TN) has been prepared by Paul Basham Associates on behalf of Vested Outsourcing Partners to support the updated layout changes as part of the full application for a mixed-use development comprising of 14 dwellings and a vet surgery at Land Adjoining 4 Brookfield, Providence Hill, Bursledon.

Reduction in Housing Quantum

- 1.2 The site layout has been updated to provide 14 residential units and a vet surgery, rather than the original 16 residential units, with the updated layout attached as **Appendix A**.
- 1.3 The former plots 1 and 2, along with the associated parking spaces (4 allocated spaces and 1 visitor parking space) have been removed from the layout to reduce the quantum of the development and hard surfacing on the site. This change of the layout has reduced the overall density of the site, reducing the quantum of parking required.

Updated Parking Requirements

- 1.4 There will be a total of 31 car parking spaces available at the site, 21 of which will be allocated (to plots 1, 4, 5, 6, 7, 10, 11, 12, 13 and 14) giving 2 spaces per 2/3 beds and 3 spaces per 4 bed units, 7 which will be unallocated (to plots 2, 3, 8, and 9) which equates to 1.75 spaces per unit, plus 3 visitor spaces. Therefore, although parking numbers have changed, the spaces provided per unit has remained the same.

- 1.5 The site therefore providing parking in line with Eastleigh Borough Council's (EBC) parking standards. It is therefore considered that this level of provision ensures that all site users can be accommodated onsite without overspill onto the surrounding highway network.

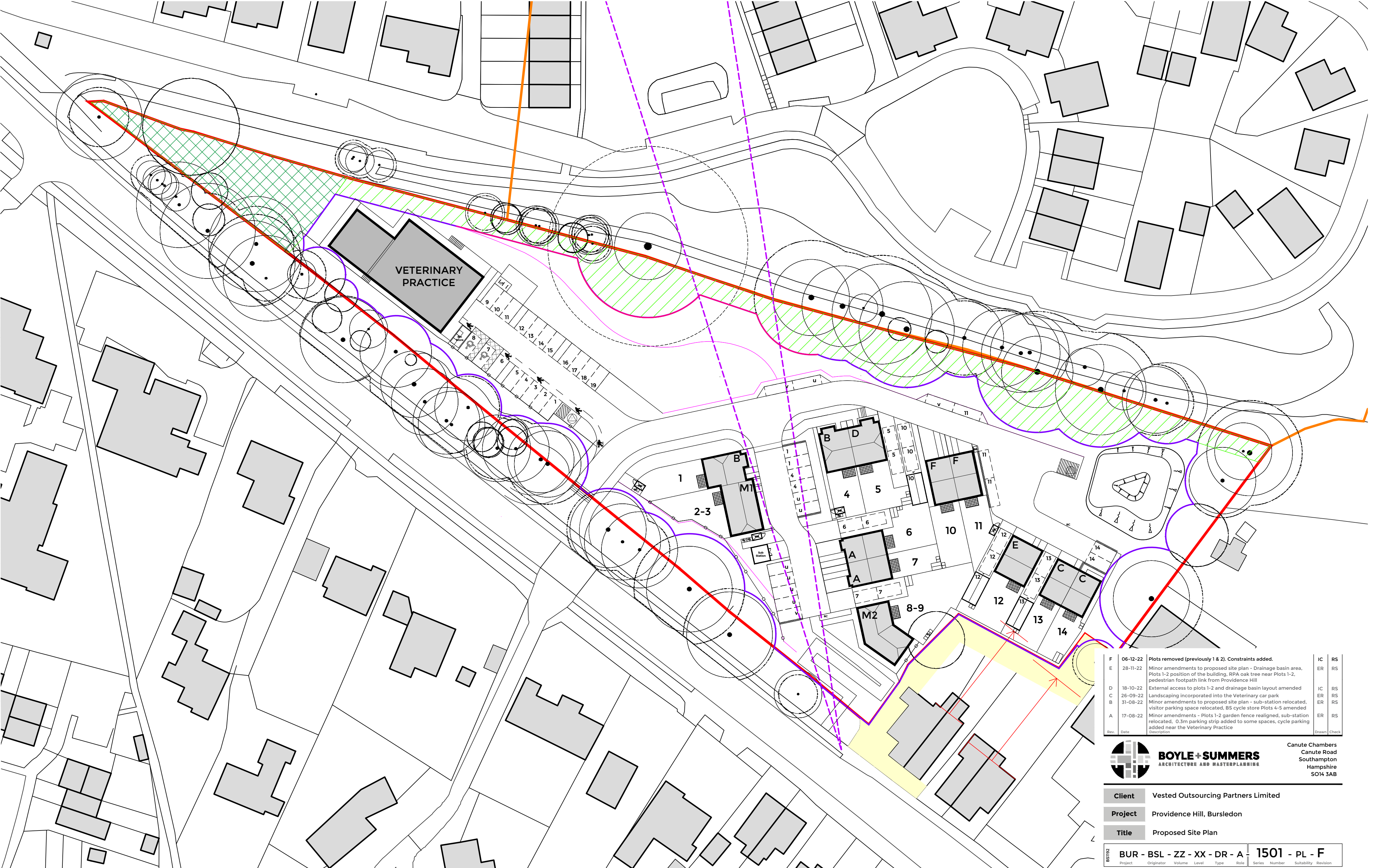
Internal Road Layout

- 1.6 In terms of the internal road layout, the main change has been the location of parking. Therefore, the internal layout is still able to accommodate a fire tender getting within 45m of each unit and a refuse vehicle getting within 10m/25m of the bin collection points.

Summary and Conclusion

- 1.7 Apart from the reduction in units and the change in parking numbers provided at the site there have been no further layout changes relating to transport.
- 1.8 In conclusion, the change in the layout does not affect the parking provision or internal layout of the site. We would therefore encourage Hampshire County Council to look favourably upon this development in relation to highways.

Appendix A



F	06-12-22	Plots removed (previously 1 & 2). Constraints added.	IC	RS
E	28-11-22	Minor amendments to proposed site plan - Drainage basin area, Plots 1-2 position of the building, RPA oak tree near Plots 1-2, pedestrian footpath link from Providence Hill	ER	RS
D	18-10-22	External access to plots 1-2 and drainage basin layout amended	IC	RS
C	26-09-22	Landscaping incorporated into the Veterinary car park	ER	RS
B	31-08-22	Minor amendments to proposed site plan - sub-station relocated, visitor parking space relocated, BS cycle store Plots 4-5 amended	ER	RS
A	17-08-22	Minor amendments - Plots 1-2 garden fence realigned, sub-station relocated, 0.3m parking strip added to some spaces, cycle parking added near the Veterinary Practice	ER	RS
Rev.	Date	Description	Drawn	Check



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Client Vested Outsourcing Partners Limited

Project Providence Hill, Bursledon

Title Proposed Site Plan

BUR - BSL - ZZ - XX - DR - A						1501 - PL - F			
Project	Originator	Volume	Level	Type	Role	Series	Number	Suitability	Revision

B+S Ref. 21119 **Date** May 2022 **Scale @ A2** 1:500 **Drawn** ER **Checked** RS

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PLANNING

