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Date	23 September 2026	Email	eastleighdc@hants.gov.uk

For attention of Mr Huckfield

Dear Sirs

**Re: F/26/101978 At ROSE COTTAGE RESIDENTIAL CARE HOME,
GRANGE ROAD, BURSLEDON, SOUTHAMPTON, SO31 8GD**

Erection of single storey extension, demolition of double garage and timber outbuildings and erection of new replacement outbuilding, and change of use of dwelling (C3(b) use) to provide 5 self-contained units for use as supported living by adults with learning difficulties (C2 use).

In regard to application F/26/101978, having reviewed the information contained within the application pack, there would be no objection to the proposals from a highway perspective, subject to amendments to include a footway provision to Portsmouth Road from the site and conditions being applied as outlined below.

ACCESS:

The site is currently served via two vehicle access points onto Grange Road, and it is proposed to close-up the southern access accordingly. This is acceptable in principle; however it is noted that this would result in a longer roadside walk for site users who wish to gain access to the existing footway provision on Portsmouth Road where bus stops can be reached.

It would therefore be requested that a pedestrian access is retained at the southern access and that a short section of footway is provided to link into the Portsmouth Road provision via grass verge conversion to enable safe access for staff travelling sustainably, as well as for the users of the facility who will at times leave the facility for accompanied exercise, etc.

Director of Universal Services
Patrick Blogg

Alternatively, the applicants may wish to investigate options for providing a link out through their southern boundary onto the Portsmouth Road footway provision, again through grass verge conversion.

Plans should be updated to reflect one of the options accordingly.

Onwards, applicants should be made aware that any updates to access points adjoining the public highway will need to be completed under a Minor Works S278, details of which can be found via the following web address –

<https://www.hants.gov.uk/transport/developers/section-278>

SERVICING:

It is understood that servicing arrangements will continue as at present through kerbside refuse collections, and this is acceptable.

PARKING:

The layout of the parking proposed is acceptable, and it is understood that the quantum of parking accords to the EBC Parking Standards. It would however be requested that the Case Officer confirms this.

TRIP RATES:

It would not be anticipated that trip rates to and from the site would fundamental change, particularly is expressed as percentage change against existing flows on the local highway network. As such, there are no highway concerns raised in this regard.

CONDITIONS:

1. CLOSURE OF EXISTING ACCESS PROVISION

Before use of the development is commenced the existing southern access from the site to Grange Road shall be permanently stopped up and effectively closed with the footway provided or verge reinstated, in accordance with details which have been submitted to and approved by the Planning Authority.

Reason - In the interests of highway safety.

2. PARKING PROVISION

Before use of the development is commenced provision for parking shall have been made within the site in accordance with the approved plans and shall be retained thereafter.

Reason - To ensure adequate on-site car parking provision for the approved development.

3. CONSTRUCTION SITE MANAGEMENT PLAN REQUIRED

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 for deliveries associated with all construction works;
- (d) Access and egress for plant and machinery;
- (e) Protection of pedestrian routes during construction;
- (f) Location of temporary site buildings, compounds, construction material, and plant storage areas;
- (g) 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 order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

Yours faithfully,

Matt Grantham
Principal Transport Planner - Highway Development Planning
Universal Services