

Eastleigh Borough Council  
Eastleigh House  
Upper Market Street  
Eastleigh  
SO50 9YN

Hampshire 2050  
The Castle  
Winchester, Hampshire SO23 8UD

Telephone: 0300 555 1375  
Fax: 01962 847055

[www.hants.gov.uk](http://www.hants.gov.uk)

Enquiries To Matt Grantham

My reference 053265

Direct Line

Your reference F/24/97312

Date 18 June 2024

Email [eastleighdc@hants.gov.uk](mailto:eastleighdc@hants.gov.uk)

Dear Ms Altman,

**Land adjoining 4 Brookfield, Providence Hill, Bursledon.,**

**Construction of Residential Care Community, comprising a 73-bed care home (Use Class C2) and 5 x 2-bedroom close care cottages (Use Class C3 age restricted), with associated access, internal access road, parking, landscaping and infrastructure**

In regard to application F/24/97312, following on from the previous HCC Highway consultation response, dated 29 May 2024, additional information and clarification has been received from the Case Officer, primarily in regard to the on-site parking provision proposed.

#### **PARKING:**

As outlined in the previous HCC Highway consultation response, on-site parking is provided for, accessed off of the internal access road and split into four different areas, three of which provide a total of 30 care related parking bays.

However, whilst it had been understood that the area to the south eastern edge of the site which retains 4 parking bays (marked up on the site plan as '4 existing parking spaces retained') was for the continued use of the residents of the adjacent existing dwellings, it has now been confirmed that this is not the case.

Given that residents appear to have parked in these spaces for at least the last 16 years (google street view images go back as far as October 2008), it is concerning where their parking is now going to be relocated to, which would likely be onto

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Providence Hill, and potentially within the visibility splay which would be an issue for the proposed site access.

It would therefore be requested that this issue is explained by the developer, outlining where the residents are intended to be relocated to, outside of visibility splays, in non-obstructive locations, and where spare capacity exists as in the present situation.

Additionally, to compound this issue, whilst the parking quantum of development is for EBC to assess, ensuring that their Parking Standards are fully adhered to, it is understood that this assessment has now been undertaken by the Case Officer and there is an onsite parking shortfall of 16 spaces.

Add to this the 4 spaces outlined above as required by the adjacent existing residential dwellings on Providence Hill, and the overall on-site shortage would total 20 parking spaces.

This is a significant shortfall, especially when considering the site being adjacent to and accessing onto Providence Hill, which is an A Road (A27). The potential for obstruction (physical and visual) of a vehicle having to park off-site on the road in non-designated parking areas is a concern which needs to be fully addressed by the developers.

Not taking into account the topography of the site, as these details have not been fully assessed, there appears to be space to easily rectify the concerns outlined above, given the extent of unused space on the site.

The retention of the existing residential parking spaces for the existing dwellings fronting Providence Hill should be clearly confirmed as such on plans, and onwards the on-site parking areas need to be expanded. This could be through a variety of measures such as:

- Utilising the access road for formal roadside parking, which would need to be supported by a vehicle tracking exercise to demonstrate appropriate width; and
- Extending the proposed parking areas to provide additional spaces.

Once the revisions have been undertaken and shown on updated plans by the developer, a re-assessment can be undertaken and a revised consultation response submitted accordingly.

In terms of the other elements the previous consultation response covered, these remain unchanged, with the request for additional tracking drawings, developer contributions, and conditions still being requested.

Yours sincerely,

Matt Grantham

*Director of Hampshire 2050*  
**Gary Westbrook**