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Enquiries To Matt Grantham

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Date 28 October 2024

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Dear Ms Altman,

Land adjoining 4 Brookfield, Providence Hill, Bursledon.,

Construction of Residential Care Community, comprising a 69-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 (amended description) (updated plans and further information received October 2024).

In regard to application F/24/97312, following on from the previous HCC Highway Consultation responses, it is noted that updated Landscape Plans have been received (dated 09/10/2024 on the EBC Portal).

These have been reviewed from an adopted highway perspective and there remains no objection subject to:

- Developer contributions being secured (as outlined in the HCC Highway consultation response dated 02/10/2024); and
- Conditions being applied as outlined in the HCC Highway consultation response dated 15/08/2024).

ACCESS:

It is noted from the submitted AMENDED Landscape General Arrangement 2 of 2 (2499-TFC-00-00-DR-L-1003) that the vehicle access into the small parking area located to the east of Providence Hill / north of Brookfield cottages is to remain single tracked as in the present situation, a change from dual lanes which had been shown on previous plans. This was suggested in a previous HCC Highway Consultation response, and is accepted given the limited quantum of parking that this access leads on to.

It is also noted that whilst parking spaces are shown, again as suggested in a previous HCC Highway Consultation response, on site the spaces are to be un-marked given the lack of suitable turning aisle width. Given this, it would be anticipated that the suggested 4 parking spaces would be a maximum and may need to be privately managed by the applicant to prevent blocking in of other vehicles.

No other updates that affect the adopted public highway have been proposed.

In addition to the above comments, in the HCC Highway Consultation response dated 15 August 2024, it outlined that in terms of parking that will remain for the use of the Brookfield Cottages, in addition to the private driveway enjoyed by the northern most end dwelling, 'the adjacent parking layby can be utilised for the remaining three Brookfield Cottages, and with up to 6 spaces available here (averaging 2 per dwelling)'.

It should be noted that this level of parking was measured off GIS and failed to note the imposition of parking restrictions (double yellow lines). The actual parking quantum within the layby is actually 4 spaces available for the remaining 3 dwellings.

Yours sincerely,

Matt Grantham