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<i>Date</i>	9 June 2025	<i>Email</i>	eastleighdc@hants.gov.uk

For attention of Ms Altman

Dear Sirs

Re: F/24/98678 At Land East of Chickenhall Lane,, Eastleigh, SO50 6AF

Construction of a 70-bed care home (Use Class C2), with associated parking, landscaping, access, drainage, and other associated works following demolition of existing structures.

In regard to application F/24/98678, following on from the previous HCC Highway consultation response dated 03 February 2025, it is noted that additional information has been submitted by the applicant, part of which is relevant to the Highway.

This information has been reviewed, and there remains no objection to the proposals from a highway perspective, subject to conditions being applied as outlined below.

In terms of the updated information however, this included the provision of a plan demonstrating the area of the site that will likely be required for essential highway improvement works to be undertaken by HCC as Local Highway Authority. The plan is reasonable, and whilst there may be amendments made to the HCC scheme, as its design is ongoing, it is suitable at this stage to demonstrate what the remaining garden area of the care home will be. The only further additional element understood to be potentially required at this stage would be an area the size of a vehicle parking space, to be located along the western edge and utilised for maintenance vehicle parking.

The Case Officer may wish to review this in terms of minimum recreational space requirements for the care home, and what could potentially be left following the undertaking of the highway works.

Deputy Chief Executive and Director of Hampshire 2050
Gary Westbrook

An updated Construction Environment Management Plan (CEMP) has also been submitted and appears reasonable, covering all anticipated elements such as wheel and carriageway wash, parking, on site storage, etc. It would however be requested that the CEMP be made a condition of planning, so that enforcement can be undertaken should any issues occur, and be found to go against the commitments of the CEMP.

CONDITIONS:

(1) CONSTRUCTION METHOD STATEMENT REQUIRED

No development shall start on site until a construction method statement 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.

(2) ACCESS CONSTRUCTION PROVISION

No development shall start on site until the access, including the footway shall be constructed and lines of sight provided in accordance with the approved plans. The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 1.0 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason - To provide satisfactory access and in the interests of highway safety.

(3) 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.

Yours faithfully,

Matt Grantham
Principal Transport Planner - Highway Development Planning
Hampshire 2050