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Date	11 December 2025	Email	

For attention of Ms Altman

Dear Sirs

Re: DC/25/100494 At BROOKFIELD, PROVIDENCE HILL, BURSLEDON

Application for Discharge of Conditions: 3 (contaminated land), 5 (Construction Environmental Management Plan), 6 (invasive species), 8 (tree monitoring statement), 17 (biodiversity and lighting) and 37 (BNG verification), of permission ref. F/25/99169 for Construction of a 68-bed care home and 3 x close care cottages

Thank you for consulting the Highway Authority on the discharge of condition 5 associated with planning reference DC/25/100494.

Condition 5:

To discharge Condition 5, the applicant has supplied a Construction Environmental Management Plan (CEMP). The Highway Authority has the following comments to make.

Having reviewed the submitted CSMP, it is noted that initial access in and out of the site will be via the existing access adjacent to Brookfield Cottages, switching to the primary site access once this has been constructed. Whilst there would be no objection in principle to this, it would be requested that vehicle tracking diagrams should be produced as part of the CSMP which demonstrate that these movements are achievable via this access, with all tracking to be within designated lanes given the level of vehicle movements on the A27 Providence Hill. As outlined in the CSMP, these movements should be assisted by appropriate Banksmen, who will also need to ensure that no site vehicle is waiting to enter the site on the highway – a commitment that should be added to the plan. The vehicle tracking should also identify and

Deputy Chief Executive and Director of Hampshire 2050
Gary Westbrook

demonstrate the on-site turning area that will enable the delivery vehicles to turn on site and enable forward access and egress.

The Case Officer may also wish to assess the delivery vehicle tracking whilst passing the existing passing spaces that are utilised by Brookfield Cottages, taking a view on any loss of parking that may temporarily occur off of the highway.

In terms of contractor parking, it is noted that a commitment is made that this will be retained within the site, and this should be adhered to. At no time should contractors be parking on the highway verge, carriageway, or the parking layby located outside of Brookfield Cottages.

Appropriate delivery routes in and out of the site are easily achievable and are not anticipated to be of concern, utilising the A27 Providence Hill, and likely the M27 junction 8 for longer distance journeys. The commitment to restrict deliveries to not occur between the peak hours of 0830-0930 and 1530 to 1630 are also welcomed.

In terms of non-traffic impact on the highway however, wheel wash facilities will be key in ensuring that no dirt or mud is tracked from the site onto the A27 Providence Hill, and it is noted that a commitment is made to utilise power washers to clean tyres prior to leaving the site (Section 4). It would however be requested that the commitment is expanded to also utilise mechanical road sweepers to clean the highway should the power washers prove to be insufficient, and this should be added to the plan accordingly.

Recommendation:

The Highway Authority is unable to recommend the discharge of Condition 5 at this stage until further updates on the Construction Environmental Management Plan (CEMP) are provided as outlined above.

Yours faithfully,

Jolie Baker
Assistant Transport Planner - Highway Development Planning
Hampshire 2050