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Enquiries To Matt Grantham

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Your reference F/23/94885

Date 6 April 2023

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Dear Mr Osmond,

175 WINCHESTER ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2DU

Two and three storey rear extension to care home to provide 10 new bedrooms including additional communal facilities and alterations to car park following removal of existing conservatory.

In regard to application F/23/94885, having reviewed the information contained within the application pack, there is no objection in principle to the proposals from a highways perspective, subject to the receipt and approval of additional information as outlined below.

ACCESS:

Access in and out of site is unchanged, with a shared vehicle and pedestrian access from Winchester Road which accords to current highway standards.

INTERNAL SITE LAYOUT:

Internally, the layout has been updated to accommodate the additional level of parking. The parking layout has been reviewed and is acceptable with adequately sized parking bays, and a 6.0m aisle width that will allow for easy turning in and out of the spaces.

One element that the developer may wish to consider however, would be the introduction of 0.3m step out strips for spaces located against landscaped areas. Without this, users will need to step out onto the landscaping when accessing / egressing vehicles, which will undoubtedly turn the areas to mud in wet weather periods.

Director of Hampshire 2050
Garry Westbrook

SERVICING:

Plans show a 'New Refuse and Recycling Store' located on the northern tip of the site, to the western end of parking bays. Whilst this location is acceptable in principle, no vehicle tracking drawings have been provided to demonstrate that the refuse vehicle can actually access the site in a forward gear, collect the bins, and then exit sit again in a forward gear.

These tracking drawings should be supplied as part of the application so that an assessment can be undertaken accordingly, in order to ensure the refuse vehicle does not have to reverse in or out of the site onto the busy Winchester Road.

PARKING:

As outlined above, in terms of parking layout, this is acceptable, subject to confirmation that it allows for refuse vehicle movements.

With regard to the quantum of parking, this would be for EBC to assess as Local Parking Authority, where the appropriate Parking Standards should be met.

It is noted however that the as shown on site layout plans, the existing on-site provision is for 24 parking spaces (though the application form states 17), and the proposals increase this to 27 spaces. This is an increase in parking provision of 13%.

Given the proposals are for an increase from 22 to 32 bedrooms however, which is an increase of 46%, it would have been anticipated that the parking levels would have increased along the same lines.

It is however noted that staff numbers are anticipated to rise from an existing 37 FTE's to 43 FTE's, which is a lower increase of 17%, and it could be that spare parking exists in the current development which could take up some of the additional parking requirements. This information however has not been submitted, and the Case Officer may wish to investigate this further to ensure overspill parking does not creep out of site into the surrounding residential roads.

Yours sincerely,

Matt Grantham

Director of Hampshire 2050
Gary Westbrook