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Enquiries To Matt Grantham

My reference 049652

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Your reference F/23/94881

Date 9 May 2023

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Dear Mrs Martin,

33-34 VICTORIA ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5DG

Change of use and subdivision of building to create 2no. commercial units (Class E) on ground floor and 3no. one bed flats split over ground and first floor with bin and cycle storage and external alterations. The existing building contains 1no. commercial unit (Class E) on ground floor and 1no. two bed flat on first floor.

In regard to application F/23/94881, whilst there is no objection in principle to the application, it would be requested that the Case Officer fully reviews parking, in accordance with EBC's role as Local Parking Authority.

ACCESS:

Access in and out of the site from the highway is unchanged by the proposals.

SERVICING:

Deliveries for the commercial units will continue to be from Victoria Road, unchanged from the current situation.

In regard to refuse collections however, the need for this will obviously change with the potential of increased bins for both the commercial and residential increase. Whilst there is adequate space for the storage of these bins to the rear of the site, and it is outlined that they will be collected from New Road, it is not clear where they will be positioned on bin collection day. This should be on site to prevent footway blockage, however it may be prudent for the Case Officer to check with the EBC Direct Services teams as to whether this is an acceptable location for them. It may be that they need to

Director of Hampshire 2050
Garry Westbrook

be located closer to New Road in a non-obstructive location.

PARKING:

In terms of parking, this will be for EBC to consider in their role as Local Parking Authority, where the EBC Parking Standards should be adhered to. It is noted however, that whilst commercial parking will continue to be short stay / fast turnover parking on Victoria Road (replicating the current situation), in terms of residential parking none is proposed.

Whilst there are local bus stops, and a low level of retail and employment opportunities which could assist sustainable travel options, given the general location of the site it would be anticipated that car ownership would still occur with future residents.

Historically there have been parking issues raised in the local vicinity, and as such any additional parking need could exacerbate this situation. As such, it would be recommended that the Case Officer requests a parking stress survey of the 'Lambeth Test' style of methodology. This will outline the likelihood of any excess parking in the area that could be utilised by future residents if required.

Yours sincerely,

Matt Grantham

Director of Hampshire 2050
Gary Westbrook