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Your reference PN/23/95595

Date 27 July 2023

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Dear Ms Altman,

111 WINCHESTER ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2GH

Change of use from Class E to C3 .To form 5.no apartments. Site at first floor front only.

In regard to application PN/23/95595, having reviewed the information contained within the application pack, there would be no objection to the proposals from a highways perspective.

Access in and out of the proposed development from the highway is unchanged, which is acceptable, and the change of use would be anticipated to result in a reduction in associated trip rates which will be beneficial.

On-site, again the layout is to remain unchanged, and it is noted that 5 vehicle parking spaces will be allocated to the 5 apartments. The position of these is shown on plans, with 4 clearly marked out on site with unauthorised parking prevention poles in place. The fifth parking space does not have the same markings.

It is noted that this falls below the EBC Parking Standards, and the supporting Transport Statement outlines how spare capacity exists in the wider retail parking area. It is understood however that this area is private and strictly enforced to limited parking duration with Automated Number Plate Recognition in place to prevent unauthorised parking. As such, its use for residential purposes is unclear, but unlikely to be available.

Director of Hampshire 2050
Garry Westbrook

The Case Officer may wish to consider this shortfall, and also whether spaces should be unallocated, or one space allocated per dwelling for clarity.

Local parking restrictions will however prevent unauthorised parking on the highway.

In terms of cycle parking, this is outlined to be provided adjacent to the dedicated car parking spaces. However, no information is provided in terms of whether it is secure and covered, or open to the elements. Clarity should be sought appropriately.

Yours sincerely,

Matt Grantham

Director of Hampshire 2050
Gary Westbrook