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Your reference RM/23/94868

Date 30 October 2023

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Dear Ms Morris,

CHALCROFT BUSINESS PARK, BURNETTS LANE, WEST END

Approval of Reserved matters pursuant to outline planning permission F/18/83945 as amended by X/22/94322 giving details of the: a) layout b) scale c) appearance d) landscaping for a scheme of 6,420sqm of commercial floor space formed in 2.no buildings. (DUPLICATE APPLICATION 2)

In regard to application RM/23/94868, following on from the previous HCC Highway consultation response dated 06 April 2023, it is noted that updated site layout (CBP-BSL-D2-XX-DR-A-2102-PL-B May '23) and landscaping plans (DD614L05 Rev A) have been submitted.

These drawings now provide a two separate units, with split access points on the frontage for HGV access and car access, along with a side access for cars to reach the rear parking area.

Drawings have been reviewed, and there is no objection to the revised proposals from a highway perspective.

Whilst the site layout would not be for adoption, given it is a private commercial development, a review has been undertaken nevertheless. This shows that adequate space continues to be afforded for the positioning and turning of HGV's on site, and a parking layout that is generally acceptable with adequately sized parking bays, and 6.0m aisle widths to enable easy movement in and out of these.

Director of Hampshire 2050
Garry Westbrook

It would however be recommended that for ease of access in and out of the vehicles, step out strips are provided adjacent to parking spaces directly placed against landscaped area to prevent the need to step onto grass, which may turn to mud in wet weather. Examples of such parking locations are (a) the northern most line of parallel parking bays located to the north of the build structure, and (b) the 6 spaces located either side of the 3 Tilia Cardata 'Streetwise' trees on the central stretch of parking.

In terms of the vehicle parking quantum, this has not been assessed as this is a function for EBC, whereby their emerging commercial Parking Standards SPD should be adhered to.

In terms of landscaping, this appears to be formed of flat grassed areas, with a frontage tree line. It is noted however that trees are set back out of the visibility splays.

Yours sincerely,

Matt Grantham

Director of Hampshire 2050
Gary Westbrook