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Your reference F/24/97087

Date 17 April 2024

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Dear Mrs Martin,

UNIT 1, TRAFALGAR CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 4BW

Partial change of use of ground floor to a cafe and 2no. meeting rooms (for customers of business at the site).

In regard to application F/24/97087, having reviewed the information contained within the application pack, there would be no objection to the proposals from a highway perspective.

Whilst there may be some additional trip generation to the site as a result of the proposals, it would be anticipated that meeting rooms would be relatively low level trip generators.

In regard to the cafe, whilst this may attract users from the surrounding area (anticipated to be for existing customers of Hayward office services and 'potential' customers of Haywards office services - which essentially encompasses anyone) it would be anticipated that most of these trips would be pass by, linked or diverted trips (there are several other food / cafe options on the industrial estate in the local vicinity) rather than new users specifically coming to utilise the cafe.

In terms of parking, the quantum of parking has not been assessed as this is a function of EBC as Local Parking Authority, however it is noted that extensive parking restrictions (double yellow lines) are in place in the local vicinity. As such, obstructive off site parking would be unlikely to occur as a result of the proposals.

Director of Hampshire 2050
Garry Westbrook

The layout of the car park has been assessed, and is acceptable with adequately sized parking bays, and aisle widths suitable for the turning of vehicles to allow for forward gear access and egress onto School Lane.

It would however be suggested that the Case Officer requests a suitable provision of cycle parking to enable and encourage additional sustainable modes to travel to the site.

Yours sincerely,

Matt Grantham

Director of Hampshire 2050
Gary Westbrook