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Enquiries to	Matt Grantham	My reference	055528
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Date	20 January 2025	Email	

For attention of Mr Osmond

Dear Sirs

Re: F/24/98504 At Land Adjacent to 87 High Street, West End, SO30 3DS

Change of use of existing land to a mobile tyre fitting business (sui generis)

In regard to application F/24/98504, having reviewed the information contained within the application pack, there would be a holding objection made against the proposals subject to further information and clarification being received, as outlined below.

The application description outlines that the proposals are for a 'mobile' tyre fitting service, and as such it would be anticipated that the site would be used for staff parking, mobile fitting van parking (when not in use), and the storage of associated materials and equipment. There would be no objection in principle to such a use.

However, within the submitted Design & Access statement, it outlines how the site will have customer facilities such as an 'Operational Area' which will provide a 'designated operational area within the vacant land site' which 'will be clearly marked, ensuring safety and efficient workflow. A retractable awning or a timber framed shelter will be installed to provide shelter for both workers and customers'.

Clearly such a facility suggests that the proposed use will not be exclusively 'mobile' and that the site will in itself generate a level of public trips. Details of the anticipated trip numbers are therefore required to assess the impacts of the use on the highway, with estimated customer and staff numbers to be provided. Additionally, details as to how the site will be managed to ensure

Deputy Chief Executive and Director of Hampshire 2050
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adequate parking space is afforded to ensure no off-site overspill parking takes place is required, and should cover secondary elements such as customer vehicle drop offs in the morning with a pick up in the afternoon, a is common practice for such uses.

It is also noted that the surface of the site appears to be loose gravel / mud, and should an intensification of use occur, the ground will need to be formally surfaced of a bound material to ensure no dirt or debris is tracked onto the adjacent highway.

If the additional information can be provided, then a re-assessment of the application can be undertaken accordingly.

Yours faithfully,

Matt Grantham
Principal Transport Planner - Highway Development Planning
Hampshire 2050