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Date 20 October 2023

My reference 051046

Your reference APP/23/00102

Email havantdc@hants.gov.uk

Dear Ms Pickup,

Northney Farm, St Peters Road, Hayling Island

Retrospective use of barn as mixed use tea room and education/exhibition space, change of use of Agricultural Land to extend existing car park, amendment to existing seating arrangements with increase in covers from 80 to 100.

Thank you for your re-consultation on the above planning application. The Highway Authority wish to make the following comments.

Since the previous formal response dated 12th April 2023, the Highway Authority have been in direct discussions with the Planning Authority regarding the parking provision for the site and a revised parking arrangement has been submitted as shown within drawing 17077-120 Rev E.

The Highway Authority have considered the increase in parking (19 spaces) in conjunction with the increase of 20 covers and are satisfied that the the revised parking quantum of 44 spaces will not lead to a detrimental impact on the operation of the highway network. It is understood that a maximum of 100 covers will be conditioned as part of any future planning consent. The parking quantum based on the parking standards utilising the internal floor space equates to 36 spaces. Alternatively, creating a ratio of covers to parking space requirements (3 covers to 1 parking space) utilising that approved under the extent planning permission requires 33 spaces. Therefore, the proposed parking provides an excess of parking when taking both scenarios into consideration.

The Highway Authority have been made aware of concerns regarding errant parking along Clovelly Road, however it is considered that the retrospective nature of this

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planning application has meant that an increased operation has occurred with inadequate on site parking to accommodate the demand. Additionally, the existing use of the car park is not subject to marked bays and therefore does not currently operate at a full efficient capacity potentially leading to this overspill parking on Clovelly Road. It is therefore recommended that it is suitably conditioned that details regarding formalising the parking arrangement for the car park should be agreed with the Highway Authority post any planning consent. This could be done utilising appropriate posts, utilisation of block paving, or stud type markings within the gravel.

Having regard to the above, the Highway Authority provide no objections to this planning application subject to an appropriate condition being placed by the Local Planning Authority on any future planning consent for the marking of the parking arrangement to be agreed by the Highway Authority.

Yours sincerely,

Sophie Osborne
Transport Planner - Highways Development Planning
Hampshire 2050

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