



Hampshire
County Council

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Date	05 July 2023	Email	havantdc@hants.gov.uk

For attention of Ms T Pickup

Dear Madam,

Re: Change of use of existing Golden Slots to Convenience Store and part demolition and conversion of outbuildings to 2 No. 2bed apartments plus 2 car spaces | The Golden Slots, 1 East Street, Havant, PO9 1AA

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

Due to the scale of the proposal for the apartments, being 5 dwellings or less, and that there is no change to the vehicular access, HCC's standing advice should be referred to in the first instance. As a result, the Highway Authority will not provide detailed comments on this planning application. For more information on standing advice please use the following link: www.hants.gov.uk/transport/developers/consultation

Regarding the change of use from the Golden Slots arcade to the Convenience Store, the Highway Authority are satisfied that this will not lead to a significant increase in trip generation on the local highway network. Havant Borough Council as Local Parking Authority should confirm whether no proposed parking for the convenience store is acceptable. The Highway Authority would be satisfied subject to written confirmation from Havant Borough Council that is agreeable, otherwise we should be reconsulted for further comment.

Further information is however requested from the applicant regarding the servicing arrangements for this convenience store. Following direct discussions with the case officer, the Highway Authority understand that historically when the building was occupied as a public house, servicing could have occurred either from a rear access or along North Street. Adjacent

Director of Hampshire 2050
Gary Westbrook

developments including the proposed flats as part of this planning consent mean that rear servicing cannot occur and thus, all servicing will have to be undertaken on-carriageway.

The applicant should provide evidence of previous servicing arrangements for the Public House to establish how this operated. Additionally, the applicant will be required to submit a Delivery Management Plan in support of this application which should highlight where vehicles are to stop and service this store, how many deliveries are to occur, and at what hours deliveries are to be undertaken.

The Highway Authority have concerns that should a vehicle be pulled up at the side of the carriageway servicing the store from North Street, there is insufficient forward visibility to overtake the vehicle and be able to see around the bend when approaching the pedestrian crossing point. This along with the number of side roads meeting at this point provides a number of potential conflict points.

Having regard to the above, the Highway Authority require the further information requested before a formal recommendation can be made on this application.

Yours sincerely,

Sophie Osborne
Transport Planner – Highways Development Planning
Hampshire 2050