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Date 14 June 2023

My reference 050081

Your reference APP/23/00249

Email havantdc@hants.gov.uk

Dear Ms Pickup,

North Street House, 6 North Street, Emsworth, PO10 7DD

Proposed conversion of 2.5-storey surgery [Class E(e)] building to hotel (Class C1); replacement of single-storey surgery [Class E(e)] building with two-storey café [Class E(b)].

Thank you for your reconsultation on the above planning application. In response to comments raised within the Highway Authorities previous response dated 07 June 2023 the applicant has submitted a Supplementary Highway Technical Note which the Highway Authority have reviewed and have the following comments to make.

Refuse/Servicing

Tracking has now been provided at 10mph for the delivery vehicle as shown within drawing NJC-001 Rev A. Whilst the Highway Authority note that the manoeuvre is tight due to the constraints of the parking area, there is appropriate space for the delivery vehicle to manoeuvre and egress the site in forward gear.

The TN confirms that the delivery vehicle tracked within the aforementioned drawing is the largest to visit the site on a regular basis, however larger vehicles may occasionally service the site. Again, the constraints of the site mean that any maneuvering particularly for a larger vehicle will be tight.

Hotel Access

Following direct discussions with the case officer, the applicant has confirmed that the 1:15 gradient ramp is DDA compliant for up to 333mm of rise. This is noted.

Parking Provision

Director of Hampshire 2050
Gary Westbrook

It has been noted that parking space are 2.4m X 4.8m which are in accordance with Havant Borough Council's Parking SPD.

Cycle Parking:

The Highway Authority understand that the cycle parking to the rear of the cafe is to be utilised by staff or hotel guests, and that no cycle parking is provided for customers of the cafe. It is Havant Borough Council's responsibility as local parking authority to confirm whether these arrangements are acceptable.

Trip Generation

As requested previously, the applicant has now updated the trip generation using TRICS parameters that are more representative of the proposed site. Proposed trip generation has also been provided from the TRICS database for the cafe element of the proposals. The Highway Authority note that the proposed change of use provides a reduction in trips than that of the previous use and are therefore satisfied that the proposed development will not have a detrimental impact on the local highway network.

Having regard to the above, the Highway Authority provide no objection to this planning application subject to the following condition:

CONSTRUCTION METHOD STATEMENT REQUIRED

No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme of and phasing of demolition (if any) and construction work;
- (b) The provision of long term facilities for contractor parking;
- (c) The arrangements for deliveries associated with all construction works;
- (d) Methods and phasing of construction works;
- (e) Access and egress for plant and machinery;
- (f) Protection of pedestrian routes during construction;
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason - In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

Yours sincerely,

Sophie Osborne
Transport Planner - Highways Development Planning
Hampshire 2050

Director of Hampshire 2050
Gary Westbrook