

Havant Borough Council
Civic Offices
Civic Centre Road
Havant
PO9 2AX

Hampshire 2050
The Castle
Winchester, Hampshire SO23 8UD

Telephone: 0300 555 1375
Fax: 01962 847055

www.hants.gov.uk

Enquiries To Sophie Osborne

Direct Line 0370 779 5232

Date 7 June 2023

My reference 049685

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-story café [Class E(b)]

Thank you for your consultation on the above full planning application. To support this application, a Transport Statement (hereafter, TS) has been submitted, which the Highway Authority have reviewed and have the following comments to make.

Site Location

The proposed development site is a brownfield site previously home to a doctor's surgery and is located within central Emsworth to the north of the High Street.

Sustainable Access

Walking and Cycling:

Footways are present on both sides of the carriageway along Havant Road and the High Street. The width of these have not been confirmed however the Highway Authority are aware that in most locations these are an appropriate width. The majority of the crossing points are equipped with dropped kerbs and tactile paving. The existing pedestrian access into the site via West Street is to be utilised as part of the development proposals.

Regarding cycle connections, the site abuts National Cycle Network (NCN) Route 2 providing connections to Havant and the wider cycle network.

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Buses:

The closest bus stops are located along North Street circa 70m from the site. Bus route 27 runs from these stops providing a limited service to Rowlands Castle and Havant. Alternatively, bus route 700 runs from bus stops circa 100m and 150m from the site for eastbound and westbound services respectively providing frequent connections to Chichester, Havant, Portsmouth and Bognor Regis.

Rail:

The site is located circa 420m south of Emsworth Railway Station which provides regular services to Havant, Portsmouth, Southampton, Brighton, and London Victoria.

Site Access

Two existing vehicular accesses are present, one from the High Street and the other from the A259 Havant Road. As part of the proposals, the existing High Street access is to be closed, with the footway reinstated and the dropped kerb replaced with full height kerbs. The applicant should be made aware that they will require a S171/184 license to undertake the reinstatement works on the highway. Further information can be found at the following link: [Apply for a vehicular access | Hampshire County Council \(hants.gov.uk\)](https://hants.gov.uk/apply-for-a-vehicular-access).

The Havant Road access is to remain as existing providing access to the parking court area and accommodating the delivery arrangements for the site.

Refuse/Servicing:

Tracking for a delivery vehicle navigating the site access and manoeuvring has been shown within drawing NJC-001. Confirmation is requested as to whether this is the largest vehicle expected to service the site. It is noted that this has not been undertaken at 10mph and should be revised. The Highway Authority have concerns with the tracking shown should vehicles not be parked appropriately within the allocated bays which is likely to be exacerbated once tracking has been undertaken at the required speed.

Refuse collection for the site is to remain as per the existing arrangements, with kerbside collection undertaken along West Street. The bin store can be accessed via the existing pedestrian access along West Street.

Hotel Access

The Highway Authority note that the ramp into the hotel is a 1:15 gradient. It is requested that this is revised to a 1:20 gradient to be DDA compliant.

Parking Provision

No parking has been provided for the café element of the proposals with the intention that future users utilise the existing car parks within Emsworth. Havant Borough Council as the Local Parking Authority should confirm whether these car parks are able to accommodate any additional demand generated by the proposed café.

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9 parking spaces (including 1 disabled space) are proposed for the hotel. It is noted that this is a shortfall compared to the requirements as laid out within Havant Borough Council's Parking SPD. As the Local Parking Authority, Havant Borough Council should provide written confirmation as to whether this shortfall in parking would be agreeable.

The Highway Authority have concerns that no consideration has been given towards parking provision for hotel and café staff. The applicant will be required to obtain written confirmation from Havant Borough Council as to whether this lack of parking for employees is acceptable or not.

The dimensions of parking spaces should be confirmed to ensure they comply with standards. It is noted that 2 parking spaces are to be equipped with EV charging points. The layout of parking spaces is similar to layouts previously agreed by the Highway Authority for previous planning consents at this site that have since been withdrawn.

Cycle Parking:

9 secure cycle spaces are to be provided for the hotel, with an additional 4 cycle spaces to be accessed from West Street. Clarity is requested as to whether this is proposed for the café.

Trip Generation

The TS lays out existing trip generation for the doctor's surgery and proposed trip generation for the hotel utilising the TRICS database. The Highway Authority do not agree with some of the parameters as the inclusion of Scotland and Wales and classifying the site as an 'edge of town site' when the development is located within Central Emsworth. Comparable parameters should be used to the site being proposed. It is requested that revised TRICS data is provided for consideration.

No trip generation has been provided for the café and should be submitted for consideration. Whilst it is agreed that a proportion of trips to the café could be regarded as being secondary trips, it should not be assumed that all trips are secondary, and therefore proposed trip generation should be provided for robustness.

Recommendations

The Highway Authority require the further information requested before a formal recommendation can be made.

Yours faithfully,

Sophie Osborne
Transport Planner – Highways Development Planning
Hampshire 2050

Director of Hampshire 2050
Gary Westbrook