

Consultee Comments for Planning Application APP/23/00630

Application Summary

Application Number: APP/23/00630

Address: Brookfield Hotel, 93-95 Havant Road, Emsworth, PO10 7LF

Proposal: Remodelling of the existing entrance lobby, front extension, alterations to the front façade, external works to provide an outdoor seating area to the front including decking and associated landscaping, reconfiguration of the car park layout, and minor alterations to the rear elevation.

Case Officer: Tina Pickup

Consultee Details

Name: Dr Mike Bateman

Address: 20 Woodlands Avenue, Emsworth PO10 7QE

Email: Not Available

On Behalf Of: Emsworth Residents Forum

Comments

We have continuing concerns regarding car-parking provision for the new hotel and restaurant. Whilst the modelling adopted by the applicant suggests that parking will be generally sufficient, there is a reliance on the prediction that there will be an overlap between hotel residents and restaurant/bar customers. We are not convinced that this will be the case, since the joining of a destination restaurant with a conventional hotel is likely to lead to a different parking demand.

The shortfall of car-parking provision against the standards set out by the local authority in its Supplementary Planning Guidance and the fact that it represents a reduction from the current provision, is a continuing concern.

Two sets of data would be useful in this context. Firstly the parking demand in similar hotel/restaurant establishments operated by the group would demonstrate how realistic the contention that there is an overlap in demand by the hotel and restaurant in practice. Secondly an impact survey to demonstrate where any excess demand could be accommodated on roads adjacent to the hotel/restaurant would show the potential effect of different levels of excess demand on adjoining roads.

The provision for employees transport needs to minimise car-parking demand seems optimistic, relying simply on encouraging journeys being made by cycle. Such encouragement does not include changing and shower facilities and in any effect may not be effective in inclement weather or for employees, especially female employees, on shift work.