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Date 1 September 2023

My reference 050727

Your reference APP/23/00630

Email havantdc@hants.gov.uk

Dear Ms Pickup,

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

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.

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

The applicant is proposing an extension of the existing hotel to provide additional covers for the restaurant use with the number of hotel rooms remaining unaltered. In order to facilitate this extension, the number of parking spaces are to be reduced by 19 spaces from 59 to 40.

The location of the hotel is circa 1.2km west of Emsworth Town Centre and is therefore not regarded to be in a highly accessible town centre location. The Highway Authority understand that the sustainable transport provision in the vicinity of the site is limited, and it is likely that this expansion will attract custom from outside of Emsworth where the private car will be utilised.

Parking

The Highway Authority have concerns with the parking quantum for the proposed extension due to the additional demand that this will create for external customers. Despite commentary within the Design and Access Statement, the proposed parking does not meet the minimum standards as laid out within Havant Borough Councils Parking SPD. Whilst one parking space has been provided for each hotel room, the

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standards explicitly state that should eating and drinking be available to non-residents then additional on-site parking should be provided. This has not been considered.

Whilst parking is a matter for Havant Borough Council to comment on as Local Parking Authority, the Highway Authority need to be satisfied that appropriate parking can be provided on site to ensure that overspill parking on the wider highway network does not occur. To justify the reduction in parking the applicant should undertake a parking survey to review the occupancy rate at different times of the day. This will assess the current parking demand and assess whether the reduction in parking is sufficient for the existing demand and whether there is spare capacity to accommodate the additional demand.

The Highway Authority understand that the hotel currently operates events such as weddings, and it is unclear how this parking demand will be accommodated within the revised layout following the addition of the proposed restaurant expansion.

Cycle parking provision has not been provided in accordance with the standards when considering the eating and drinking establishment on its own merits and therefore additional cycle parking should also be provided.

The proposed parking layout provides an inefficient use of the available space, and it is requested that this is revised to accommodate additional parking spaces where possible. The dimensions of the parking spaces should be confirmed to ensure that they meet the standards as laid out within Havant Borough Council's parking SPD.

Refuse/Servicing

Refuse and servicing arrangements should be confirmed, and tracking should be provided at 10mph for an 11.20m 'super large' refuse, fire tender and delivery vehicle navigating the proposed site layout to ensure that this can be undertaken in an appropriate manner. Distances for the refuse and fire tender should be confirmed and should comply with the standards as laid out within Manual for Streets.

Trip Generation

The applicant should undertake a trip generation assessment to assess the increase in covers at the restaurant within the hotel. This should be benchmarked against the existing restaurant operation to assess the additional number of vehicular trips proposed by this expansion.

Recommendations

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

Yours sincerely,

Director of Hampshire 2050
Gary Westbrook

Sophie Osborne
Transport Planner - Highways Development Planning
Hampshire 2050

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