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Enquiries To **Matt Grantham**

Direct Line

Date **29 March 2023**

My reference **049317**

Your reference **APP/23/00133**

Email **havantdc@hants.gov.uk**

Dear Mr Toole,

33 Creek Road, Hayling Island, PO11 9QZ

Retrospective application for the material change of use of 4No. units to rear
from Sui Generis to Use Class B8 and retention of replacement boundary side walls

In regard to application APP/23/00133, and the proposed (retrospective) application to change the permitted site use from Sui Generis to B8, whilst there would be no objection in principle to the application from a highways perspective, additional information is required prior to a positive recommendation being provided.

Whilst as a retrospective application, the current B8 use is known, it is not clear how the site is serviced in terms of deliveries and material pick-ups, and at what kind of frequency these are made. It would appear that whilst the side access to the rear car parking area is suitable for cars and LGV's (i.e. transit vans), it is not suitable in terms of width or on-site turning area for larger delivery vehicles (HGV's). As such, information is requested to:

- (a) confirm whether this assumption is correct;
- (b) if it is, where it would be anticipated that deliveries and pick-ups via lorries would take place; and
- (c) how many deliveries and pick-ups via vehicles larger than a LGV would be anticipated per day.

Clearly there is a frontal parking area that could cater for such vehicle movements if required, depending on numbers, however this would mean appropriate clearance of this area of parked cars – essentially requiring a delivery and pick-up management plan.

Director of Hampshire 2050
Gary Westbrook

Without such arrangements in place, it would be anticipated that large vehicle (HGV) delivery / pickups would either take place from the highway (obstructive to both other vehicle movement and adjacent footways) or require a reverse movement into site from the highway which given the flows on Creek Road would not be ideal.

As such, if the above information can be provided, a re-assessment of the application can be undertaken and a final recommendation made.

Yours sincerely,

Matt Grantham

Director of Hampshire 2050
Gary Westbrook