



Supporting Parking Statement

For

Planning Application APP/17/01071

**Rear Extension
Northney Farm Tea Rooms
St Peter's Road
Hayling Island
Hampshire
PO11 0RX**

- 1.1 This parking statement is in support of Planning Application APP/17/01071.
- 1.2 The existing parking arrangements are 21 parking spaces for customers, and 4 parking spaces for staff. This was previously approved within Planning Application APP/13/01262.
- 1.3 The applicant's and owners of Northney Farm Tea Rooms live on site and do not require the need for parking at the tea rooms. The 4 staff spaces are sufficient for their current needs. No overall increase in staff is anticipated from the current proposals.
- 1.4 The current seating arrangement within the tea rooms is 36 indoor covers and 44 outdoor covers, making a maximum of 80 covers.

Statement from Mr & Mrs Pike:

Northney Farm Tea Room is a diversification of our family dairy farm. Currently it is very successful during the summer months and the number of covers is sufficient to cover staffing costs and overheads. In the summer there is sufficient seating as customers have the choice of sitting inside or outside, weather permitting.

- 1.5 The proposed rear extension will increase the tea rooms by 63m²; the need for the increase is to improve the back of house facilities as the existing kitchen is undersized and ergonomically does not sufficiently function as a serving kitchen. The increase in kitchen size will provide a better working environment for the staff as there will be a increased space for Plate Up and Food Preparation.

Statement from Mr & Mrs Pike:

The original floor space provided for the kitchen has been found to be insufficient. The increased size will result in an improved working environment for staff and easier compliance with health and safety standards.

- 1.6 The increased area allows improved seating facilities as a consequence as it enables more customers to sit indoors during winter months. The proposed seating arrangement is 48 indoor covers and 32 outdoor covers, keeping the maximum seating at 80 covers. The purpose of the proposals is to extend the working season of the Tea Rooms, not to increase the present summer maximum use. There will be no net increase in parking requirements beyond the current maximum.

Statement from Mr & Mrs Pike:

During inclement weather and during the winter months when customers wish to sit inside, there is insufficient indoor seating and, at busy lunchtimes, customers have to be turned away. One of the outcomes of this situation is that staff have to be laid off which is not good for staff morale and seasonal employment issues on Hayling Island.

- 1.7 The field opposite (west) of Northney Farm Tea Rooms is also owned by the applicants. This field is used for occasional parking when there is increased parking demand for the Educational/Exhibition Space. The Educational/Exhibition space is used less than 28 days per annum.

Statement from Mr & Mrs Pike:

Clovelly Road has never been used for overflow parking and would not be used. We have not witnessed customers using this road for parking. Also, we have not witnessed customers parking on the main road through the village – St. Peter's Road. We do not have lorries delivering to the tea room – we source as much produce as we can locally. We continue to promote sustainable transport e.g. advertising in cycling and walking guides.

The barn attached to the Tea Room has successfully been used to host the Havant Arts Trail, Hayling Photographic Society's annual exhibition, printing days, art classes etc. On occasions like these, when a large number of visitors are expected, the field directly to the west is used for parking using the 28 day rule. The barn is also used to host school visits where children can look at displays of farm tools and a photographic display tracing the history of the farm.

Martin Critchley, Chartered Architect

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2nd January 2018