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Date 11 June 2024

My reference 053496

Your reference APP/23/00630

Email [havantdc@hants.gov.uk](mailto: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 facade, 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.**

I refer to the consultation on further submissions relating to the above planning application and would make the following comments.

In the earlier Highway Authority response dated 1 September 2023 a number of matters were raised which needed to be addressed; Parking; Refuse/Servicing; and Trip Generation. A Transport Addendum has now been submitted Ref 2024/7491/TN02 and this document sets out responses on the outstanding matters and this has been reviewed. The proposed extension has now been reduced in scale from 106 sqm to 45 sqm providing 24 restaurant covers.

As the Hotel was temporarily closed in September 2023 the likely trip generation has been based on TRICS Database outputs based on sites which are considered to closely align with the characteristics and operations of this Hotel. This demonstrates the the proposed extension of 45 sq metres would generate some 20-2 way movements weekdays and 30 2-way movements across a Saturday. The peak hour for the Saturday relating to the extended provision was identified as 13:00 -14:00 with 4-2 way movements. It is accepted by the Highway Authority that the additional vehicle movements associated with the proposed extension would not result in a significant impact on the operation and safety of the local highway network.

With regard to parking the proposed scheme now includes an improved parking layout

Director of Hampshire 2050  
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which results in a loss of a single car parking spaces (58 spaces provided) from existing levels of provision and does now provide two accessible spaces, four motor cycle spaces and a secure cycle store. 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. The applicants have undertaken a parking Accumulation Assessment which is based on the existing hotel being fully occupied, the trade area and the proposed extension. This does identify some limited spare capacity even at peak time identified as Saturday between 20:00 and 21:00 and should not therefore result in a demand for off-site parking to the potential detriment of highway operation and safety.

The Transport Addendum at 3.11 reconfirms that a Parking Management Plan would be introduced to seek to rationalise the demand for parking on site particularly encouraging staff to use alternative modes of travel including walking/cycling/public transport and car share and managing the use of the car park to ensure the maximum number of spaces are available. The Highway Authority would recommend to the Planning Authority that a Parking Management Plan is secured by Condition/Legal Agreement.

The Swept Path analysis as previously requested, relating to Refuse Vehicle (11.2m), Delivery Vehicle (13/18 Tonne Rigid Vehicle), Fire Tender and Standard Motor Vehicle have been provided and demonstrate that these vehicles are able to enter/turn/leave in a forward gear in an appropriate manner. The larger vehicles will obstruct the parking areas but this would be for relatively short periods of time and could be managed to limit any obstruction to parked cars.

Having regards to the above comments the Highway Authority would recommend -

No objection subject to following conditions:

#### PARKING PROVISION

Before use of the development is commenced provision for parking shall have been made within the site in accordance with the approved plans and shall be retained thereafter.

Reason - To ensure adequate on-site car parking provision for the approved development.

Yours sincerely,

Ken Dudley  
Consultant Transport Planner

*Director of Hampshire 2050*  
**Gary Westbrook**