

Havant Borough Council
Civic Offices
Civic Centre Road
Havant
PO9 2AX

Hampshire 2050
The Castle
Winchester, Hampshire SO23 8UD

Telephone: 0300 555 1375
Fax: 01962 847055

www.hants.gov.uk

Enquiries To Sophie Osborne

Direct Line

Date 24 April 2024

My reference 053083

Your reference APP/23/00588

Email havantdc@hants.gov.uk

Dear Ms Wells,

The Swan, Jessie Road, Havant, PO9 3TH

Erection of 3 two-bed dwellings (Use Class C3) on the land adjacent to the public house, utilising new vehicular access, with associated parking and landscaping, including reconfiguration of beer garden and car park of the public house.

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

The Highway Authority previously recommended refusal for this application in responses dated 15 December 2023, 4 March 2024 and 21 March 2024 due to insufficient parking on site to meet the surveyed demand. This therefore lead to overspill parking onto the highway network that was already subject to high levels of parking stress leading to highway safety concerns.

In response to these comments, the applicant has revised the site layout to provide 21 parking spaces. The Highway Authority are satisfied that this parking quantum provides sufficient parking to accommodate the maximum parking demand recorded during the parking surveys undertaken in September 2023. The proposed site layout is shown within drawing 17.2292.100 Rev P23. Tracking of private cars accessing and egressing the parking spaces is demonstrated within the following drawings: 1710-46-SPO7, 1710-46-SPO8, 1710-46-SPO9, 1710-49-SP10, 1710-46-SP11, 1710-46-SP12 and 1710-46-SP13.

The tracking provided confirms that the movements whilst being undertaken within an extremely tight layout to facilitate the additional parking spaces are achievable. On balance, considering the low flow and low speed nature of the site being a car park, the

Director of Hampshire 2050
Gary Westbrook

Highway Authority are minded to accept the tracking shown and the revised layout that has been provided.

Drawing 1710-46-SP14 also shows the ability of a 10m rigid vehicle to manoeuvre within the site and access/egress in forward gear to ensure the revised layout can accommodate the revised movements. The applicant has confirmed that any deliveries are to be planned outside of operational hours of the public house due to the overrunning of one parking space to undertake the manoeuvre. The Highway Authority are content that even if a vehicle is left overnight in that particular parking space then the movement would not be so restricted within the car park as demonstrated within the drawing as any available space not occupied by parked vehicles could be utilised to undertake the manoeuvre. This should be appropriately managed by the owners/operator of the pub. The Highway Authority recommend a condition to be secured should any future planning consent be given to ensure out of hours servicing occurs to avoid servicing being undertaken from the highway.

During direct discussions with the applicant, the Highway Authority raised questions as to whether the bollards were suitable mitigation to prevent conflicts with manoeuvring vehicles and those patrons accessing and egressing the Public House given the tight manoeuvres and reversing distances required. The Planning Authority should consider whether alternative measures such as a 1.0m high wall or other suitable alternative measures would provide greater protection.

Having regard to the above, the Highway Authority provide no objections to this planning application subject to an appropriate planning condition being placed to ensure servicing and deliveries occur at the Public House out of hours to avoid servicing being undertaken from the highway.

Yours sincerely,

Sophie Osborne
Transport Planner - Highways Development Planning
Hampshire 2050

Director of Hampshire 2050
Gary Westbrook