

Dear Ms Pickup

I write on behalf of the Emsworth Residents Forum.

I have tried to log on as a statutory consultee to this application following the recent provision of further information relating to traffic by the applicant. However, I wasn't able to offer further comments by that route since a message appeared, informing me that this case was no longer open for consultation. Our earlier comments, however, focussed on traffic issues, so we would like to make the following additional comments:

The new information suggests that the revised plans are for only a minor extension of the previous restaurant and that the parking proposed would be adequate and there would be no overflow parking on neighbouring residential roads. We believe, however, that the parking requirement should be assessed using the HBC standards on the basis of the new offer (rather than a marginal adjustment of the historic requirements). That will indicate the quantum of the potential problem.

Para 5.17 of the revised Planning, Design and Access statement (May 2024) states that most people using the restaurant will be hotel guests. So 43 rooms x max 2 persons = possibly a maximum of 86 diners per evening. However the new ground floor plan shows 178 covers in total, including the bar and deck area. Whilst the application continues to state that most users of the restaurant would be residents, those figures suggest that this would hardly be a commercially viable situation and that inevitably customers would be drawn from a wide area. Most, though not all, would probably wish to use a car as their mode of transport.

The implications of overspill into the surrounding streets should be modelled at different levels and a mitigation strategy should be provided in the event that overspills are at an unacceptable level. This probably means (at the least) staff parking remote from the site.

A monitoring regime with some sort of enforcement should be a condition of any consent.

I should make it clear that the ERF supports new facilities for tourism in Emsworth, as set out in the Neighbourhood Plan, but we think it important that the impact of developments for tourism on existing residents should be carefully considered.

Kind regards

Mike Bateman
Emsworth Residents Forum