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Date 4 March 2024

My reference

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APP/23/00588

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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 re-consultation on the above planning application. The Highway Authority previously recommended refusal for this application within a formal response dated 15 December 2023.

In response to these comments, the applicant has submitted a revised Technical Note (hereafter, TN) which the Highway Authority have reviewed and have the following comments to make.

The Highway Authority have revisited the initial assessment work and the parking surveys undertaken in more depth. The scope of the parking survey has outlined the use of Hulbert Road (B2150) as being available for overspill parking. The results of the parking survey confirms that no parking occurs along the B2150 in the area studied, with a parking stress of 0% recorded. The B2150 is a classified road which provides access to the north to Asda roundabout and onwards towards the A3(M), and south towards Havant. Given the busy nature of the corridor, and presence of dropped kerb accesses to properties, on-street parking along this road is not considered suitable, which is reflected in current levels of parking stress observed within the survey. As a result, the Highway Authority does not consider that visitors to the Public House will park along the B2150.

Park Lane was also recorded with 0% parking stress recorded over the study period. Whilst this is not a classified road, the Highway Authority understand that this is a commuter route and parking should not be encouraged.

The surrounding streets included within the study area cover an extensive area, and visitors to the public house are likely to park as close as possible (namely Jessie Road, St Michael's Road, Ernest Road and St Nicholas Road). Focussing on these roads specifically, the maximum parking stress has been recorded as follows on a Friday-Sunday (during the peak periods recorded for the public house):

|                   | <b>Recorded Parking Stress (%)</b> |                 |               |
|-------------------|------------------------------------|-----------------|---------------|
|                   | <b>Friday</b>                      | <b>Saturday</b> | <b>Sunday</b> |
| Jessie Road       | 63%                                | 69%             | 69%           |
| St Michael's Road | 58%                                | 58%             | 79%           |
| Ernest Road       | 108%                               | 108%            | 108%          |
| St Nicholas Road  | 53%                                | 59%             | 47%           |

Including Hulbert Road and Park Lane in the assessment work for calculating the total parking stress of the surrounding streets has therefore skewed the overall parking stress. Discounting these streets and only including St Michael's Road, Ernest Road and St Nicholas Road provides a parking stress of 73%, 75% and 78% Friday-Sunday respectively.

The results of the parking survey suggest that the peak demand at the Public House falls on a Friday-Sunday. Overspill parking would occur on a Friday and Saturday where the parking demand recorded suggests the proposed parking provision will be 5 and 7 spaces short respectively (the parking demand can be accommodated within the proposed parking numbers on a Sunday). This consequently pushes the parking stress onto Jessie Road to 94% on a Friday and 112% on a Saturday. Therefore, any displaced parking from Jessie Road will have an impact on the parking stress of St Michael's Road, Ernest Road and St Nicholas Road, increasing the parking stress.

The Highway Authority have undertaken a review of the appeal decisions with a particular focus on the application in Fareham where no objections had been provided by the same Highway Authority in 2023. The general trend suggests that whilst overspill parking was accepted, it did not push the parking stress to the level that the overspill parking would from this site. Generally, the overspill parking for those approved at appeal lead to a maximum parking stress of c. 40% which is not the case for this application.

As a result of the revised parking stress assessment undertaken within this response, it has been demonstrated that the proposed development will result in further overspill parking on the local highway network. This results in parking stress levels of 94% and 112% on Jessie Road at peak times (Friday and Saturday), which is either close to or over parking capacity. The applicant is proposing 14 parking spaces which is a reduction in parking in accordance with Havant Borough Council's Parking Standards. The Highway Authority are therefore concerned that the under provision of parking on site does not accord with adopted parking standards, which would encourage the parking of vehicles on the public highway and so interrupt the free flow of traffic and cause a hazard to road users and a loss of amenity for existing residents and/or users of any formal on road parking.

The applicant has therefore failed to demonstrate that the proposed under provision of parking would not result in overspill parking which will cause stress on the local highway network.

The Highway Authority therefore maintains its reason for refusal in the response dated 15<sup>th</sup> December 2023.

Yours sincerely,

Sophie Osborne  
Transport Planner – Highways Development Planning  
Hampshire 2050