

The Highway capacity and the position of the access, has been established by the previous permitted application

The number of bedrooms in the proposed hotel has increased by 1 and the number of spaces has increased by 16 spaces and now includes disabled spaces which accord with the Havant Borough Council's Parking Standards..

A planning condition should be applied with regards to the provision and retention of the customer parking, disabled parking and cycle facilities as shown within the application

The hotel now includes a restaurant which has the potential to Increase trips above those accepted by the previous application and because of this the Highway Authority will require a planning condition to limit the use of the restaurant to guests

The application has been reviewed by the Highway Authority and given the guidance in the National Planning and Policy Framework (NPPF) the proposed application, (with the new required conditions and a repeat of the condition for the previous application) can not be prevented or refused on transport grounds as the effect on the residual cumulative impacts of the development on the surrounding highway network can not be defined as severe.

With regards to the new 106 Agreement comprising of, the Outside Management plan, Traffic Plan and Transport Plan I would suggest these contain the same wording as those of the restaurant but with any an wording that reflects the unique working of the restaurant removed, and if required, replaced with those needed for the hotel.

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