



Your reference: APP/13/01262

**Northney Farm
St. Peter's Road
Hayling Island
Hampshire
PO11 0RX**

5th January 2013

Dear Sir,

Site Address: Tea Rooms, Northney Farm, St. Peter's Road, Hayling Island, PO11 0RX
Proposed Development: Extend car park at Northney Farm Tea Room with landscaping.

Supporting statement.

Car parking at Northney Farm Tea Room has brought forward a number of problems. At the initial planning stage (09/74191/000) it was expected that the layout of the car park would allow for 12 cars to park and that this would be sufficient for the needs of the Tea Room.

However:

- 1.) With hedge planting taking up space and owners of cars not making best use of the parking area, fewer cars than expected have been able to use the space. Therefore, at busy times, customers have parked their cars on grassed areas, encroaching on the area intended to be kept free of cars to maintain the view from St. Peter's Road to Chichester Harbour.
- 2.) It was hoped that drivers with disabled permits would be able to park to the north of the Tea Room. However, it has proved difficult to police this provision.
- 3.) The Tea Room has proved to be a popular venue for locals and visitors from further afield and, therefore, the initial expectation of the amount of parking space required was not sufficient. Although we have tried our best to organise and police parking arrangements, difficulties have ensued which has led to complaints being directed to Havant Borough Council.

As we wished to move forward with the situation we arranged a site visit by Mr. Weaver and Mr. Eaves. This proved very helpful.

It was suggested that we should carefully monitor the parking requirements of the Tea Room, thereby determining the needs of the car park at busy times. This we have done and we believe that by modifying the car park to accommodate 22 cars we can overcome the problems.

The modifications, as discussed with the officers, would be in 3 ways:

- 1) Increase the depth of the car park to the south by 2 metres.
- 2) Provide 2 additional spaces to the east of the car park.
- 3) Extend the hard standing to the north of the car park to accommodate 4 cars.

We believe that these modifications along with the provision of barriers will alleviate the parking problems.

Provision will be made for 2 disabled parking spaces at the south-west corner of the car park. The barrier to the west of the car park will be kept locked. In summer months when ground conditions allow, the drivers of minibuses with disabled passengers will be able to collect a key

to the barrier, open the barrier, drop of the passengers and park the minibus on the car park, locking the gate as they leave the grassed area. The remaining barrier will be made of short round posts positioned in such a way that cars are unable to progress beyond that point. Staggered native hedging will be planted on the outside of the car park to the south and east thereby allowing space for it to thicken and grow in height. Additional hedge planting will take place to the west of the car park to break the view of cars from the road.

We hope this clarifies the reasons for our application.

Yours faithfully,

A large black rectangular redaction box covering the signature area of the letter.

Stan Pike

Mary Pike

