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Date	20 October 2025	Email	havantdc@hants.gov.uk

For attention of Ms Wells

Dear Madam

Re: APP/25/00704 At 95 North Street, Emsworth, PO10 7PQ

Change of use class E (Drinking Establishment), with guest rooms and ancillary manager accommodation to use Class C3 Residential to provide 6No. self-contained flats with internal and external alterations

Thank for your consultation on the above planning application. The planning application is seeking permission for the conversion of The Railway Inn (Drinking Establishment), with guest rooms and ancillary manager accommodation into six residential flats. The site is located centrally within Emsworth and has good access to local services and facilities.

The Highway Authority is satisfied that the proposed change of use will not result in a material increase in traffic generation or adversely impact the operation of the local highway network.

The Planning Authority, as local parking authority, will need to be satisfied that there is adequate parking available having regards to Adopted Parking Policy and Standards document.

Recommendation

Subject to the Planning Authority being satisfied that the parking arrangements are in accordance with adopted standards, the Highway Authority raises no objection to the proposed development.

Yours faithfully,

Stuart Morton
Consultant Transport Planner - Highway Development Planning
Hampshire 2050