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Date	11 November 2025	Email	havantdc@hants.gov.uk

For attention of Mr Guffick

Dear Sirs

Re: APP/25/00697 At 24 Palmers Road, Emsworth, PO10 7DL

CoU from motor-trade purposes (suis Generis) to use as a showroom for viewing Window and Door units manufactured by others for both domestic and commercial use to include the storage and display of products for use in the building/construction trades including but not limited to window and door units and associated office use.

Thank you for consulting the Highway Authority on the above planning application. The Highway Authority wishes to make the following comments.

This application will enable a change of use from motor-trade purposes to become a commercial property for the construction and building trades.

Access

The vehicular access to the proposed development will be served from an existing access onto Palmers Road and will not change as a result of the development.

Parking/Turning

The applicant should clarify what land-use category this property falls under in Section 2 of Havant Borough Council's parking supplementary planning document (September 2019).

Deputy Chief Executive and Director of Hampshire 2050
Gary Westbrook

The applicant has stated that there will be a total of 10 car and 4 light goods vehicle parking spaces provided on the property. However, no drawings featuring parking layout plans have been provided. This should be clearly marked out in a revised site location plan. Parking provisions set out by the applicant should be in line with the guidance set out in Section 2 of Havant Borough Council's parking supplementary planning document (September 2019). Palmers Road is constrained in its nature and subject to parking restrictions along one side of the carriageway. Therefore, Palmers Road would be unable to accommodate any overspill parking in a safe and suitable manner, and it will be key that appropriate parking is provided on site to prevent any overspill parking occurring.

Currently no parking on the property is dedicated towards accommodating bicycles. The Highway Authority advocates for the creation of an acceptable amount of cycle parking in line with the guidance of the local parking authority's guidelines to allow for sustainable travel to the location and to comply with the NPPF and LTP4

It is unclear how large vehicles will access and egress from the site and the number of larger vehicles and their associated vehicle type requiring access should be confirmed. The Highway Authority requests that vehicle tracking drawings are provided for all vehicle types expected to enter the property to ensure there is adequate space to manoeuvre within the site to access and egress in forward gear in when the car park is in use. Tracking should also be extended from North Street to ensure that these vehicles are able to access the site in a safe and suitable manner. Speeds should be confirmed and should be appropriate for the manoeuvre being undertaken.

Trip Generation

The proposed change of use is not anticipated to significantly increase vehicle trip generation for the site and therefore an assessment will not be required to confirm the increase in trip generation as a result of the proposals. Notwithstanding this, this does not negate the need for larger vehicle numbers to be confirmed given the on-site constraints for these vehicles to access.

Given the bespoke use of the site, the Highway Authority would however seek for a site-specific condition to be placed on the application for the site being utilised for the purposes in which consent is being sought only. The Highway Authority welcome further discussions with the Planning Authority on this matter.

Recommendation

The Highway Authority is unable to provide a recommendation at this time until further information has been provided regarding the parking provision and

ability for larger vehicles to access/egress the site and manoeuvre in a safe and suitable manner.

Yours faithfully,

Louis Aplin-Haynes
Assistant Transport Planner - Highway Development Planning
Hampshire 2050