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Direct Line	N/A	Your reference	APP/25/00697
Date	4 February 2026	Email	havantdc@hants.gov.uk

For attention of Ms Wells

Dear Madam

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

CoU from body coach works purposes (B2) to use as storage (B8) with a small 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 re-consulting the Highway Authority on the above planning application. The Highway Authority wishes to make the following comments.

The applicant has now provided drawing 2503—104 which is a parking and turning circle plan. This drawing contains swept path tracking for vehicle equivalent to a medium sized refuse vehicle or 7.5 tonne commercial vehicle (7.5m x 2.4m).

Parking/Turning

The above drawing contains 12 parking spaces for cars as opposed to the previous proposal of 10 car and 4 light goods vehicle parking spaces. It is unclear if this accords with the Havant Borough Council Parking SPD and this should be confirmed by the applicant.

Parking space dimensions have not been confirmed, and these should accord with the HBC Parking SPD. Additional width may be required should the

Director of Universal Services
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spaces be intended to accommodate light goods vehicles as previously suggested within the application documents.

Given that the proposal includes a showroom open to the public, the Highway Authority believe that the proposed parking arrangements are not suitable as they contain tandem parking which is impractical for customers who will access and egress the property at varying times. It is unclear which spaces are intended to be available for the public and for the staff. The applicant could potentially reserve the rear parking spaces for staff as this may avoid the issue of customers being blocked in. Alternatively, the applicant could also provide a drawing which does not contain tandem parking. Regardless, the applicant should revise the parking layout for this proposal with a changed layout or clarification on its function.

Given the proximity to swing gates, it is unlikely that parking space 12 will be utilised, given satellite imagery appears to show these gates can open to around 180°. Additionally, the gates being left open during operational hours would prevent drivers from accessing/egressing from this space potentially reducing the maximum available parking on site at all times. The Highway Authority suggest that this parking space is relocated to avoid these issues.

Whilst swept path tracking has been provided, the Highway Authority note that the drawing references reliance on the demolition of outbuilding 01 which has not previously been mentioned as part of these proposals. Whilst this would certainly ease the movements, the Highway Authority do not consider that it is necessary for this building to be removed to allow vehicles to egress in forward gear, as suitable space would be present to allow for manoeuvring vehicles. That being said, should any larger vehicles be required to access and egress the site, this may be required to ensure turning can occur in a safe and suitable manner.

In relation to the swept path tracking, the applicant should confirm the following details prior to approval:

- The speed at which the tracking has been drawn
- Whether this updated drawing provides swept path tracking for the largest vehicle anticipated to access the site
- Frequency of these vehicles anticipated to access the site.

Trip Generation

As stated in our previous response, the Highway Authority will seek a site-specific condition for the site to be utilised for the purposes in which consent is being sought only. This remains unchanged.

Recommendations

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

Yours faithfully,

Louis Aplin-Haynes
Assistant Transport Planner - Highway Development Planning
Universal Services