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Date	17 March 2026	Email	havantdc@hants.gov.uk

For attention of Ms Wells

Dear Sirs

Re: APP/26/00035 At Premier Inn Portsmouth (Havant), 65 Bedhampton Hill Road, Bedhampton, Havant, PO9 3JN

Planning Application for proposed demolition of existing hotel restaurant and replacement with new hotel annexe building providing additional hotel bedrooms and all associated works.

In regard to application APP/26/00035, having reviewed the information contained within the application pack, there is **no objection** to the proposals from a highway perspective, subject to conditions as outlined below being applied.

ACCESS:

No changes in vehicle or pedestrian access into the site from the highway are proposed, and this is acceptable with the existing use working well.

INTERNAL SITE LAYOUT:

Whilst not being put forward for adoption, an initial review of the proposed internal site layout has been undertaken and again is acceptable. The reduction in restaurant building footprint has enabled additional parking spaces to be created, and the layout of this conforms to anticipated standards in terms of aisle width and parking space dimensions.

The layout for the areas that servicing vehicles will utilise is unchanged.

Director of Universal Services
Patrick Blogg

TRIP RATES:

Whilst the hotel size is to increase from 58 to 88 beds, it is noted that the associated on-site restaurant is to be change from open to the public, to for use by residents only.

As a result of this, the overall trip generation has been demonstrated to reduce by an estimated 189 vehicle trips on a daily basis (94 trips in / 94 trips out with rounding), which will have a positive impact on the local highway network in terms of trip reduction.

PARKING:

It is understood that at the present time the site has 107 vehicle parking spaces, and that this will increase to 137 vehicle parking spaces post development.

Whilst the assessment of the parking quantum essentially falls to HBC, as Local Parking Authority, whereby their parking standards should be adhered to, HCC as Local Highway Authority would not object to this increase.

However, it is questioned why the increase is occurring, and to such an extent, given that whilst the hotel size is increasing by 30 beds, the parking associated with the restaurant will cease.

Even at 1 parking space per bedroom, the hotel is proposed to be 88 bed, this leaves 49 vacant spaces that can only be assumed are for staff, given of course that the restaurant is stating as being not open to the general public.

Given this, a condition would be requested that indeed the on-site restaurant is retained for hotel guests only, as if this is not the case, then a very different assessment on trip rates would need to be undertaken for the development as a whole.

CONDITIONS:**1. RESTAURANT USE**

No use of the on-site restaurant shall be undertaken by anyone other than guests of the associated hotel.

Reason: In the interests of highway operation.

2. CONSTRUCTION SITE MANAGEMENT PLAN REQUIRED

No development shall start on site until a construction site management plan has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme of and phasing of demolition (if any) and construction work;
- (b) The provision of long term facilities for contractor parking;

- (c) The arrangements for deliveries associated with all construction works;
- (d) Access and egress for plant and machinery;
- (e) Protection of pedestrian routes during construction;
- (f) Location of temporary site buildings, compounds, construction material, and plant storage areas;
- (g) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process.

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason - In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

Yours faithfully,

Matt Grantham
Principal Transport Planner - Highway Development Planning
Universal Services