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Date 13 January 2021

My reference 030790
Your reference APP/20/01115
Email havantdc@hants.gov.uk

Dear Sirs,

North Street House, 6 North Street, Emsworth, PO10 7DD

Conversion of existing doctors surgery to offices. Demolition of single storey extension and erection of a three storey building comprising of a retail unit at ground floor and two residential dwellings on the first and second storeys. With associated parking and hard and soft landscaping.

Thank you for consulting the Highway Authority on the above application which seeks permission to convert the existing doctors surgery to offices and to erect a three storey building which will house a retail unit on the ground floor and a 2 bedroom and 1 bedroom flat. The Design and Access Statement suggests that a Transport Statement has also been submitted, however this does not appear on the planning portal. Until this has been submitted, the Highway Authority cannot provide detailed comments on the application.

The Transport Statement may cover the following, however the Highway Authority raises initial concerns over the following;

- The proposed parking arrangements, whilst a function for the Local Planning Authority to comment on, appears tight in places and the Highway Authority has concerns that five of the proposed spaces will not be able to be used in practice. This may lead to overspill onto Havant Road which would be unacceptable.

*Director of Economy, Transport and Environment
Stuart Jarvis BSc DipTP FCIHT MRTPI*

- The existing dropped kerb on High Street would be made redundant if these proposals were granted and should be reinstated as a full height kerb. Should this not occur, the dropped kerb could increase the opportunity for vehicles to park on the footway if they are using/servicing the proposed retail unit. The applicant should state that they are willing to reinstate the kerb through appropriate highway licence.

Having regard to the above the Highway Authority cannot provide a recommendation.

Yours sincerely,

Tom Fisher

Head of Highways (Area Offices)
Tim Lawton BEng CEng MICE MCIHT
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