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*Economy, Transport and Environment Department
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Enquiries To Tom Fisher
Direct Line 0370 779 7381
Date 25 February 2021

My reference 030789
Your reference APP/20/01111
Email eastdc@hants.gov.uk

Dear Sirs,

Fiscal House, 2 Havant Road, Emsworth, PO10 7JE

Change of use of existing two storey building from B1a to residential including part demolition of existing building, formation of new residential garden and reallocation of parking.

Thank you for consulting the Highway Authority on the above application which seeks the permission for a change of use to an existing two storey building with B1a use to residential use and the partial demolition of an existing building. The site is located on Havant Road, with access to the existing car park from Warblington Road. There are no plans to later the existing access arrangements.

Due to the change of use from B1a to residential, the Highway Authority is satisfied that there will be no increase in trips associated from this site, and it is likely that they would reduce as a result of the proposed changes.

The applicant does propose a change in parking numbers, and Havant Borough Council as the parking authority, should satisfy themselves that these meet their parking standards. Should HBC have a concern that an under provision is provided, the Highway Authority requests that they are made aware.

Having regard to the above the Highway Authority raises no objection to the proposals subject to the following condition;

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

CONSTRUCTION METHOD STATEMENT REQUIRED

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

- (a) A programme of and phasing of demolition and construction work;
- (b) The provision of long term facilities for contractor parking;
- (c) The arrangements for deliveries associated with all demolition and construction works;
- (d) Methods and phasing of demolition and construction works;
- (e) Access and egress for plant and machinery;
- (f) Protection of pedestrian routes during demolition and construction;
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;

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 sincerely,

Tom Fisher

Head of Highways (Area Offices)
Tim Lawton BEng CEng MICE MCIHT
Director of Economy, Transport and Environment
Stuart Jarvis BSc DipTP FCIHT MRTPI