

2A Seagull Lane, Emsworth, PO10 7QH

Application for change of use from Class B2 (General Industrial) to D2 (Assembly & Leisure) and erection of new building to serve primarily as a boxing gym.

Referring to Drawing P3, Location and Block Plan, published 24 November 2020, and the Parking Survey published the same date, I wish to make the following comments:

1) I question whether the suggested vehicular access over land belonging to Seagull Court is "established". Having lived at 67 North Street, Emsworth for 14 years, and having a shared right of access along the private driveway of 6 Seagull Court for all of that period, I would describe vehicular use of this driveway as "sporadic", with the vast majority being by cars belonging to the owners of 6 Seagull Court. There is no adequate turning space for vehicles which might use the suggested parking space - indeed those using the garage of 6 Seagull Court have to reverse down the driveway out onto North Street with considerable difficulty and risk to themselves and passing pedestrians, especially in view of the average speed of traffic on North Street. Presenting this single parking space as a solution to the proposed development's parking problems is highly unrealistic.

2) The Parking Survey has been carried out during a period of much reduced traffic because of Covid-19, and so does not accurately show more normal use of local on street parking. In my experience there are far fewer free spaces available regularly, leaving the paid-for car park further down North St behind Tesco's as the only option for potential users of the gym. It is questionable as to how many potential customers would be willing to pay parking fees and park that far from the facility.