Transport Planning Associates

A Planning Application by

CORDAGE 14 LTD

In respect of

Emsworth Doctor's Surgery, North Street EMSWORTH

Transport Statement

November 2020

www.tpa.uk.com

Document Management

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Document Review

	Status	Author	Checker	Approver	Date
01	Draft	NH		NH	Sept 2020
-	Issue	NH		NH	Sept 2020
A	Revision	NH		NH	Nov 2020

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A Proposed site layout

1 Introduction

1.1 Transport Planning Associates have been instructed by Cordage 14 Ltd to provide advice regarding redevelopment of the Emsworth Doctor's Surgery site, located at 6 North Street, Emsworth. The proposals are for part demolition of buildings on site and erection of a new three storey building with a ground floor retail unit and residential dwellings at first and second floor. The site location is illustrated on **Figure 1.1**.

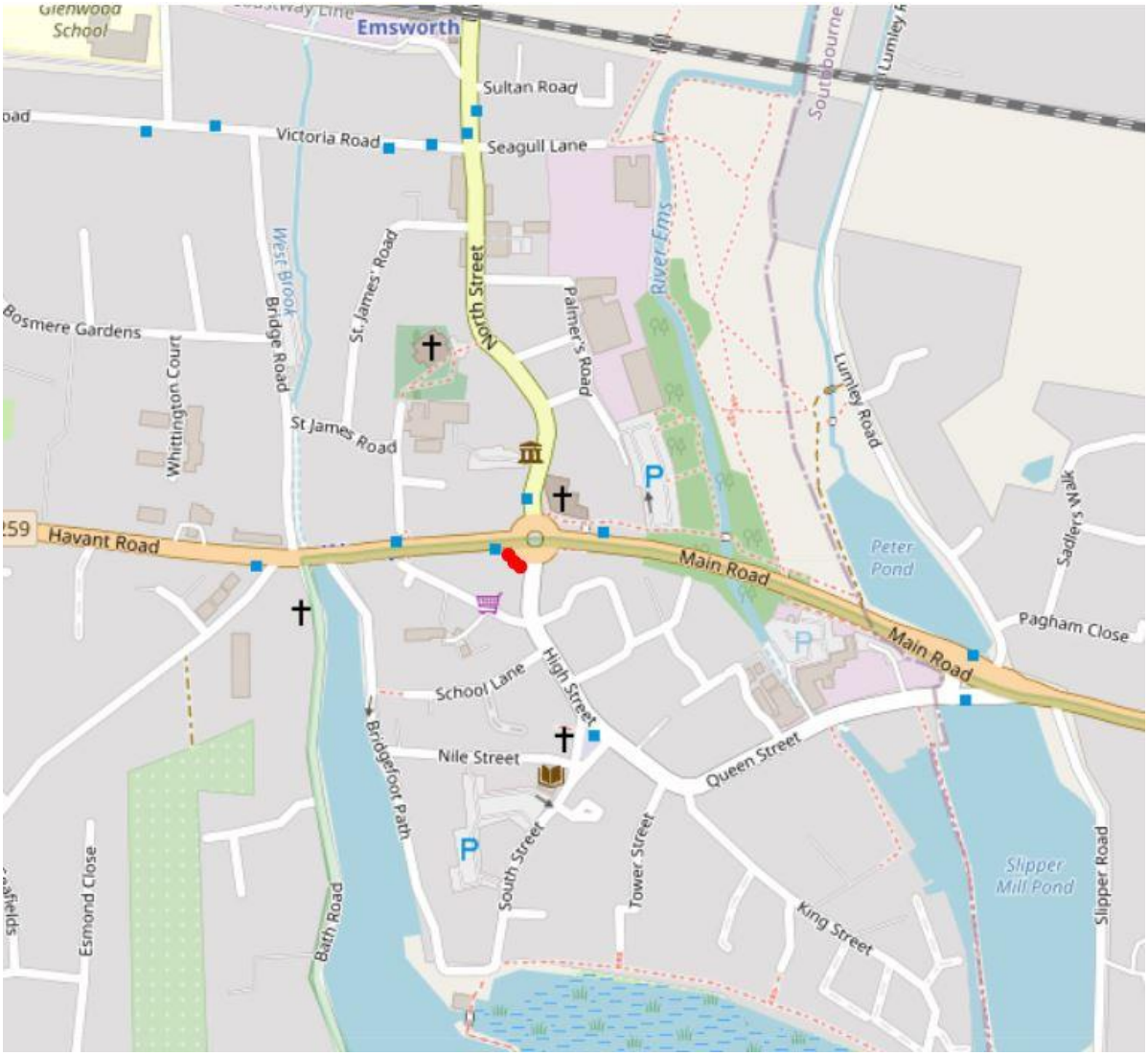


Figure 1.1 - Site location

1.2 The proposals will provide office space (under permitted development rights) a new retail unit and two residential dwellings, with associated car and cycle parking. This report sets out the proposals in detail and highlights the good accessibility and range of amenities that the site benefits from.

2 Existing site, local highway network & sustainable access

Location & use

The site is located near to the centre of Emsworth, at the northern end of the High Street. The surgery currently serves some 13,000 patients (source: https://www.southeasternhampshireccg.nhs.uk/emsworth-surgery-the-future.htm). Parking is currently provided on site with a car park accessed via Havant Road, providing circa 12 parking spaces and secondary parking, accessed from the High Street, providing a further 2 spaces. The surgery is planned to relocate to a new premises, a short distance north of the site, on North Street.

Sustainable access

Walking

2.1 Footways are provided on both sides of the roads surrounding the site, as is street lighting. Pedestrian crossings are provided on High Street to the east and south east of the site, in the form of refuge islands with associated dropped kerbs and tactile paving. A traffic signal controlled crossing is provided on Havant Road, 100m west of the site. Pedestrian access to the site is available from West Street, High Street and the A259.

Cycling

2.2 National Cycle Network route 2 runs very close to the site, along High Street, West Street, Havant Road. This provides cycle links to Havant, Portsmouth & surrounding areas to the west as well as to Southbourne, Nutbourne, Bosham & Chichester to the east. The route also links with local cycle routes, providing access to Emsworth recreation ground and toward Westbourne.

Public transport

2.3 Bus stops are located on Havant Road 75m from the site and on North Street 60m away. Bus routes 700 & 27 serve these stops. Route 700 operate from around 06:00 to 22:30 Monday to Friday at a frequency of up to twice per hour in each direction. The 700 also operates on Saturdays between approximately 06:00 to 20:30 and on Sundays between 07:30 and 21:30. The 27 operates between 09:00 and 17:30, Monday to Friday, with around 5 services per day in each direction.

2.4 Emsworth train station is located 420m north of the site and provides frequent services to Havant, Portsmouth & Southampton to the west and to Chichester, Horsham, Brighton and London to the east, as well as numerous other intermediate stops.

Local amenities

2.5 Due to the sites location on the High Street in Emsworth it benefits from a very wide range of local amenities within short walking / cycling distance, reducing the need for future residents to travel by car. A sample of the key amenities in the vicinity is provided below:

- Pharmacy - Less than 50m
- Post office - Less than 50m
- Co-Op food - Less than 50m
- Hair dresser - Less than 50m
- Pubs, restaurants, cafes - Less than 50m and many others within 200m
- Doctors surgery - 100m (relocated from application site)
- Churches - 75m & 185m
- Hardware store - 85m
- Tesco food - 125m
- Allotments - 350m
- Secondary school - 580m
- Nursery / preschool - 625m
- Primary school - 920m

2.6 Residents will therefore be able to undertake many daily tasks and social activities without any need to utilise a car.

3 Development proposals

Scale & type

3.1 The proposed development will consist of 2 residential dwellings, one with 1 bedroom and one with 2 bedrooms, a retail unit of 57m^2 and 243m^2 of office space. A plan illustrating the development proposals is provided at **Appendix A**.

Access

3.2 Vehicular and pedestrian access will be as per the existing site, with car parking provided to the rear (west) of the buildings. The existing vehicle access from High Street will become redundant. Pedestrian access to the site is available from West Street, High Street and the A259.

Parking provision

Cars

3.3 The proposals include on site parking for 14 vehicles, 3 spaces for the residential dwellings, 8 for the office space and 3 for the retail unit. These levels of provision are in accordance with the Havant Borough Council Parking Supplementary Planning Document, ("SPD") dated July 2016 (updated September 2019).

Cycles

3.4 4 cycle parking spaces will be provided for the residential units, 3 for the retail (including 1 short stay to front of the site) and 3 for the office space (including 1 short stay to front of the site), all in accordance with the aforementioned SPD. The office cycle store will be in a dedicated store adjacent to the West Street pedestrian access.

Refuse storage & collection

3.5 Refuse storage is provided on site in the form of a shared bin store and bins will be moved to the High Street frontage, adjacent to the public highway, on collection days.

Traffic impact

3.6 The existing site consists of a doctor's surgery (use class E) with gross floor area of 440m^2. The proposals reduce the E class floor space by 147m^2, adding 57m^2 of retail space and 2 residential dwellings.

3.7 Given the High Street location of the development it is considered that a small retail unit will not generate any material volume of primary vehicle trips and that the two dwellings will generate a very low volume of vehicle trips, thus the overall impact upon traffic attraction associated with the site is not expected to change significantly and may reduce. No material impacts are expected on traffic flows or highway safety.

4 Conclusion

4.1 Transport Planning Associates have been instructed by Cordage 14 Ltd to provide advice regarding redevelopment of the Emsworth Doctor's Surgery site, located at 6 North Street, Emsworth.

4.2 The proposals are for part demolition of buildings on site and erection of a new three storey building with a ground floor retail unit and residential dwellings at first and second floor.

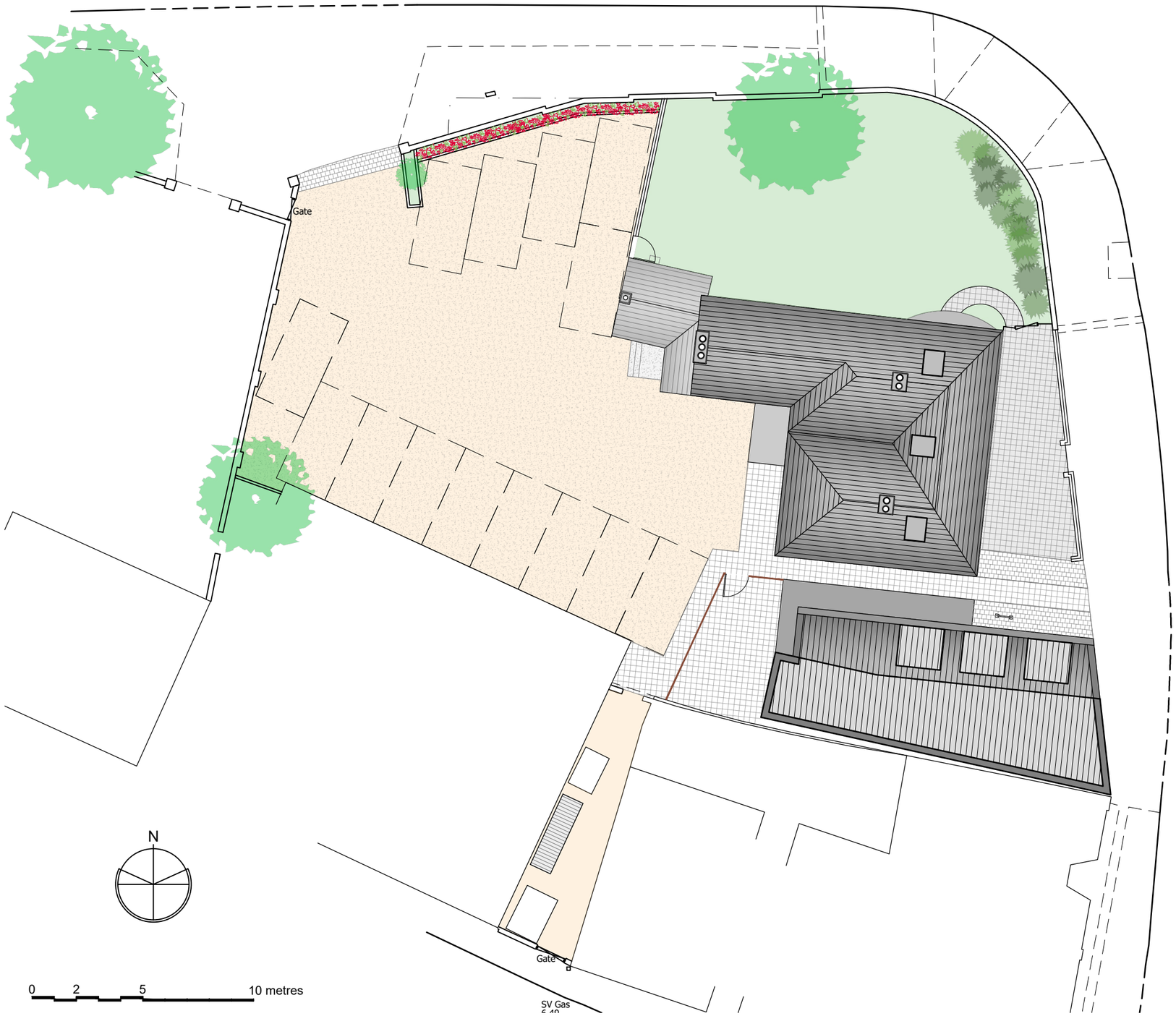
4.3 The site is in a highly sustainable location and benefits from a very wide range of local amenities within short walking / cycling distance, reducing the need for future residents to travel by car. The site also benefits from good public transport connections.

4.4 Access arrangements broadly reflect those which exist for the doctor's surgery with the benefit of the vehicle access on High Street becoming redundant.

4.5 On site car and cycle parking will be provided at a level consistent with local policy standards.

4.6 The proposals are considered to be suitable for the development site and will have positive impacts upon the public highway (removal of a vehicle access) and a negligible impact on traffic flows.

APPENDIX A

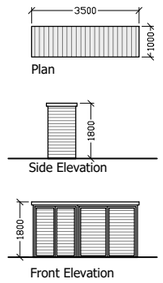


PROPOSED LANDSCAPING PLAN
*14 Parking Spaces

KEY

- Existing Paving Slabs
- New Paving Slabs
- Granite Sets
- 10mm Gravel
- Existing Shingles to be Retained
- Grass
- Existing Trees
- Existing Flowerbed
- Existing Low Level Landscaping
- New Timber Close Boundary Fencing @ 1.8m
- Cycle Stand

Bin + Cycle Store



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Figured dimensions are to be used in preference to scaled dimensions. However for Planning purposes scaling is permitted.

No deviation from this drawing will be permitted without the express consent of Cordage Group via the Supervising officer.

All works are to comply with the current edition of the Building Regulations and British Standards.

It is the contractors responsibility to check all dimensions and quantities on site prior submitting his tender for the works.

Construction Design and Management (CDM) REGULATIONS 2015, RISK ASSESSMENT.

M & E
Standards required - CIBSE, BAFE, NICEIC, Gas safe.
Dampers to ducting where required.
Fire stopping where required.
Light fittings to be Fire Rated where ceilings are fire separation.
Fire Officer Testing and Certificate.

BUILDING REGULATIONS
To Building regulation and British Standard.
Requirements in all respects.
To Fire Officer requirements in all respects.
The Building Contractor must include for all works required by the M&E Contractors.

CLIENT
Cordage 14 Ltd.

PROJECT
Emsworth Surgery,
6 North St,
PO10, 7DD

ISSUE
20.11.2020
RE-ISSUE

SCALE
1:200@A3

DRAWN BY: AC

DESCRIPTION
Proposed Landscaping Plan

PROJECT NO.
20.37
10.04

A

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Unit 3, Broadbridge Business Centre, Delling Lane, Bosham
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PROPOSED SITE PLAN
*14 Parking Spaces

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6 North St,
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DRAWN BY: AC

DESCRIPTION
Proposed Site Plan

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10.00

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