

Planning Policy Comments - Update

Application No	APP/19/00414
Address	Victoria Cottage Hospital, North Street, Emsworth, PO10 7DD
Development	Conversion of former Victoria Cottage Hospital to GP Surgery with associated side, rear and front extensions
Case Officer	LO
Comments By	JB
Date of Comments	2 July 2019

This is an update to comments provided on 6 June 2019. The update relates only to further information proved on parking.

The applicant acknowledges that the scheme does not provide sufficient parking on site to meet the numerical standards set in the Council's Parking SPD. They have provided further information in a short transport statement to justify their approach.

While that work makes some claims which are questionable, for example stating that an hourly bus service and a train station nearby means the surgery would be 'well served' by public transport, it is nevertheless accepted that

- a) This is a town centre location
- b) There is ample public car parking nearby
- c) The same surgery site (albeit this surgery will be larger) has been operating with much less car parking than will be provided on the new site
- d) There is very little the applicant can do to increase parking on this site

While the council's parking standards remain unmet, the proposal does make some provision on site, including in particular for disabled patients and for staff. In addition, availability of parking for patients in the area surrounding the site has been taken into consideration. On balance, I consider the approach to parking on site acceptable.