

Consultee Comments for Planning Application APP/17/00633

Application Summary

Application Number: APP/17/00633

Address: The Orchard House, Western Avenue, Emsworth, PO10 7LP

Proposal: Demolition of existing dwelling and erection of 25no. retirement living apartments with communal facilities, car parking and landscaping to include the removal of some onsite protected trees (subject to an Area Tree Protection Order 2068/2017) and provision of replacement tree planting.

Case Officer: Rachael McMurray

Consultee Details

Name: Consultee Traffic Team

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: trafficteam@havant.gov.uk

On Behalf Of: Traffic Management Team

Comments

This application would normally require 53 car spaces to be provided. However, given the accommodation proposed and the varying needs of occupants the parking requirements of older peoples housing should be considered on a case by case basis and requires a full assessment of individual needs to be submitted in the Design and Access Statement, Transport Assessment or other supporting information.

Whilst this has been provided it is considered that the disadvantaged location, well away from the Town centre, will be more attractive to residents with vehicles. Whilst the full requirement for 53 vehicles may be excessive, the actual number of spaces needed may well fall between what is proposed and what is required.

For this reason, If the development is permitted that provision is made for a sum no less than £3000 (plus the costs associated with advertising the proposals and any works) to be provided by the developer to be set aside to allow a TRO to be processed at any time during the period beginning from the commencement of development and ending 3 years from practical completion of the development, to ensure that any parking from the development does not interfere with the capacity, operation or safety of the adjoining local highway network.