

32 High Street- Parking Provision Justification.

Given the properties central location and the nature of the surrounding built environment and associated hard boundaries, we have concluded that there is no feasible way to incorporate vehicular access or parking to the property.

If parking were required by future occupants, this would have to be undertaken by private agreements – such as rent a garage/ space to utilise any spare capacity locally.

We would also add that the scheme is aimed towards renting to two young professionals and given the provision for bi-cycle storage within the ground floor entrance and the central location of the property, there is a good amount of access to public transport and essential facilities. The co-op is 135m away (Walk: 2 mins) Tesco Express is 320m away (Walk: 4mins).



Figure 01- Property location and boundaries

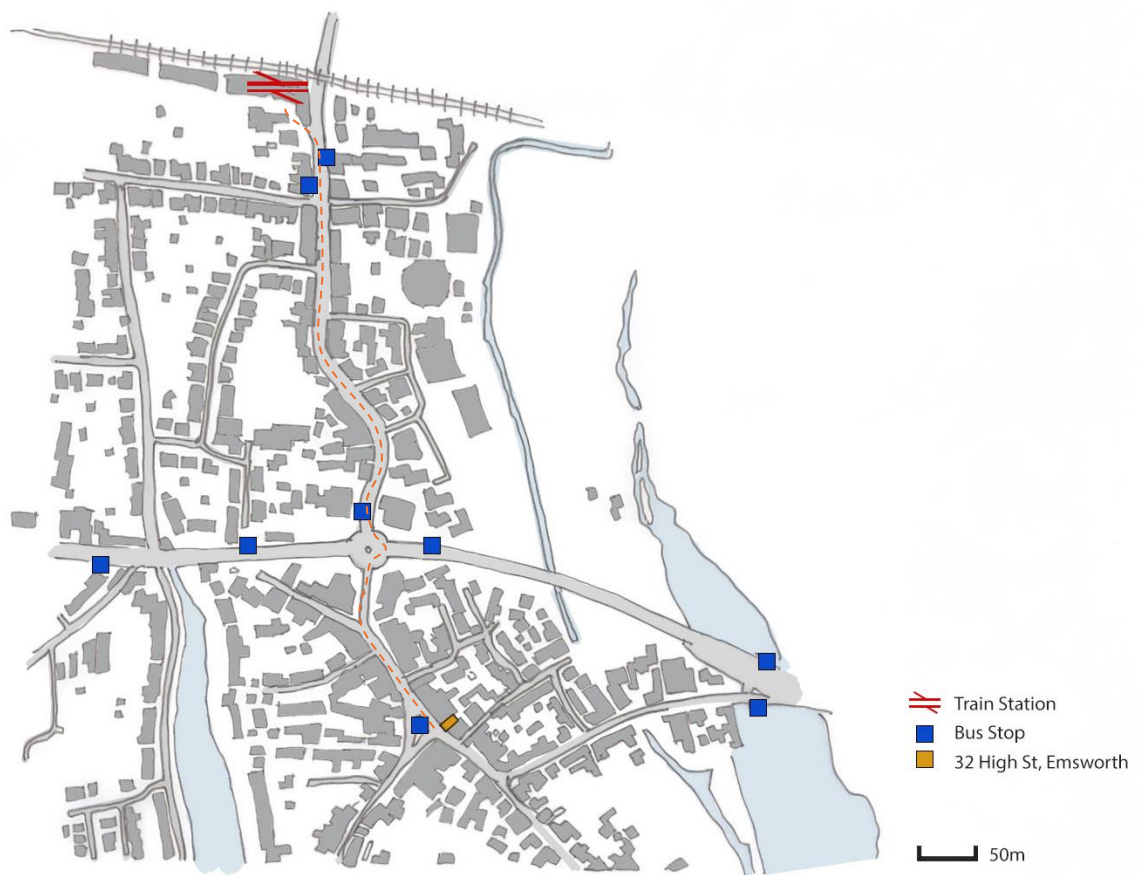


Figure 02- Property location and local public transport

32 High St to Emsworth train station – 650m (Cycle: 2 mins) (Walk: 9 mins)

“In typical off-peak hours, trains from Emsworth depart four times hourly in each direction. One train runs between Brighton and Southampton, one between Brighton and Portsmouth Harbour, one between Littlehampton and Portsmouth & Southsea, and one between London Victoria and Southampton via Horsham.” The Trainline (www.thetrainline.com/stations/emsworth)

Available Bus services are:

- 27 – Rowlands Castle – Havant – Emsworth
- 54 – Chichester – Petersfield
- 700– Chichester – Havant – Portsmouth

Further information on bus's can be found at [Map – bustimes.org](http://Map - bustimes.org) Cycle routes for a specified destination

can be found at Emsworth bike map | cycle.travel