

Subject: RE: APP/22/00974 - 95 North Street, Emsworth



Dear Lesley

Thank you for your time and assistance on the telephone. Having considered the matters we discussed, I now reply to your email as follows:

1. I have attached an assessment of the car and cycle parking requirement for both the premises as it currently exists as well as an assessment of demand for the proposed change of use. You will note that the proposed change of use reduces car parking requirement by 20 parking spaces and long stay and visitor cycle parking by 4 and 11 spaces, respectively. I have used the parking standard for the support workers as set out for the D2 use class (Table 7) as I believe this is reasonable in this context.
2. It is envisaged that 2 to 3 support workers will be present at any one time and only one support worker will ever be sleeping on site overnight.
3. The property is close to a full range of local shops and amenities and is also very accessible. Located within a two-minute walk to Emsworth Railway Station regular services connect to Havant, Portsmouth and Chichester, where full access to mainline intercity and regional services is available. It is anticipated residents and visitors will use this mode of transport as the main means of access to and from the premises.
4. The First Group Route 27 service bus stop is located directly outside of the property on North Street and travels between Emsworth and Havant via Rowlands Castle with four services a day. The Stagecoach Route 700 bus stop, with two bus services per hour, is located a short 5 minute walk on the A259 which travels east toward Littlehampton via Chichester and west toward Portsmouth Harbour via Havant
5. Support workers generally use public transport and will be encouraged to do so by their employer.
6. Drawing No 2213 2.004 (Rev D1) has been revised to show the addition of cycle spaces and refuse storage and is attached to this email.
7. The application is submitted on behalf of a specialist provider of purpose designed assisted housing on behalf of Chaos Support, a local organisation specialising in provision of support for young adults with a learning disability or additional needs. The main aim being to help the young adults learn independence, gain employment and acquire life skills. Occupation of the apartments will be on a rental basis.
8. The potential residents of this property will be those identified as having a mild to moderate learning disability and none possessing any history or likelihood of causing any social disturbance or displaying any inappropriate behaviour.
9. An on-street car parking survey has not been undertaken at this stage but should this be deemed necessary I confirm such survey will be undertaken to assist in the determination of the application
10. Except for one potential resident, who will be using an accessibility vehicle for mobility reasons, it is not anticipated any of the other potential residents will use a car and will therefore be reliant on public transport.
11. I am given to understand the Public House ceased trading at the beginning of the first Covid lockdown in March 2020. It has however been continuously used as guest accommodation with occupants in

the guest rooms and apartment on the first and second floors throughout the period of lockdown and until present day.

I hope I have been able to address your initial queries but if not, please let me know and I will do my best to respond with any further information you may require.

Kind regards

Robert

Robert Benn DipArch RIBA

Director

RBA Architects