

Hi Lesley,

Further to your email of 12th October 2022 please find attached a revised site plan (showing a refuse bin/recyclables collection point) together with revised floor and elevation plans which now show a roof light in the buildings west facing roof plane in place of the dormer that was originally proposed.

I have also added a more detailed explanation in blue text below each of the questions you asked in your email.

Please do not hesitate to give me a call if you would like me to clarify any other point.

Kind Regards,

Matt

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From: Wells, Lesley <Lesley.Wells@easthants.gov.uk>

Sent: 12 October 2022 15:49

To: Matthew Pickup <matt@ptplan.co.uk>

Subject: RE: APP/22/00487 - Nutrient Neutrality & SRMS - 78 Havant Road, Emsworth, PO10 7LH

Hi Matt

Thank you for your email and attachments.

I am currently drafting the report for the above and I have a few questions.

The location of the refuse/recycling bin has been sited further into the site. When the Highway Authority responded to the original plan they stated: "...refuse collection is to take place via existing arrangements and the refuse store is within the maximum carry distance as laid out within Manual for Streets paragraph." Would this still be the case, with the revised location? Further, is it possible to site this nearer to the entrance? (I appreciate trees may be an issue).

We had originally sited the bin store in a location adjacent the sites western boundary so that it was within 25m of the highway. It has now been resited approximately 12m further south into the site so as not to be visually obtrusive on the western boundary (please see attached drawing 8993-01 Rev C – Site Plan). It is now 37m from the back edge of the highway. Manual for Streets I states: "• residents should not be required to carry waste more than 30 m (excluding any vertical distance) to the storage point; • waste collection vehicles should be able to get to within 25 m of the storage point..."

Given that the 9 flats would be occupied by elderly people, many of whom would be receiving care assistance, it is intended the disposal of refuse and recyclables to be carefully managed by the in-house care team and then by the contractors who would dispose of the refuse. So the residents themselves would not be wheeling bins around, or carrying bins to and from the refuse storage area. The site plan drawing has been revised (drawing 8993-01 Rev C) to show a refuse collection point in the location of the original bin store building. The refuse bins would only be placed here the evening before the day of collection. The collection point is within 25m of the back edge of the highway. This location complies with MfS – and also avoids the RPA of the TPO Yew. And yes you are

right, we felt that placing the bin store at the front of the site would probably affect the trees – but would also be visually prominent in the streetscene.

With regard to the dormer on the western elevation could this be replaced with a roof light?

Please also find attached drawings 8993-03 Rev B - Proposed Plans, 04 Rev B - Proposed Elevations, and 05 Rev B - Proposed Elevations. These show the removal and replacement of the west facing dormer window, originally proposed, with a rooflight.

As regards parking, it is suggested that staff could use Springfield Care Home. What capacity at this site would there be for staff parking from the application site?

The applicant has advised that staff parking is available within both the Springfield Care home sites at the top of Western Avenue, which is to the east. I understand that HCC, as highway authority, has not objected to the application and therefore accept that the 8 parking spaces proposed would be sufficient for the future occupiers of the development site (i.e. staff, residents and their visitors).

With regards to conditions, due to the nature of the housing, an age restriction condition would be recommended. Once I have completed the report and drafting the conditions, I will forward the latter to you.

I look forward to your response.

Regards

Lesley Wells