

A Planning Application by
CORDAGE 14 LTD

In respect of
**Emsworth Doctor's Surgery, North Street
EMSWORTH**

Transport Statement

January 2022



Document Management

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A Proposed Site Layout

1 Introduction

- 1.1 Transport Planning Associates have been instructed by Cordage 14 Ltd to provide advice regarding redevelopment of the Emsworth Doctor's Surgery site, located at 6 North Street, Emsworth. The proposals are for works to convert the doctor's surgery (E) to offices (E) plus the erection of a two storey building comprising a commercial unit (E) following the demolition of the existing single storey extension. With associated parking and hard and soft landscaping, including provision of one additional parking space."
- 1.2 The site location is illustrated on **Figure 1.1**.

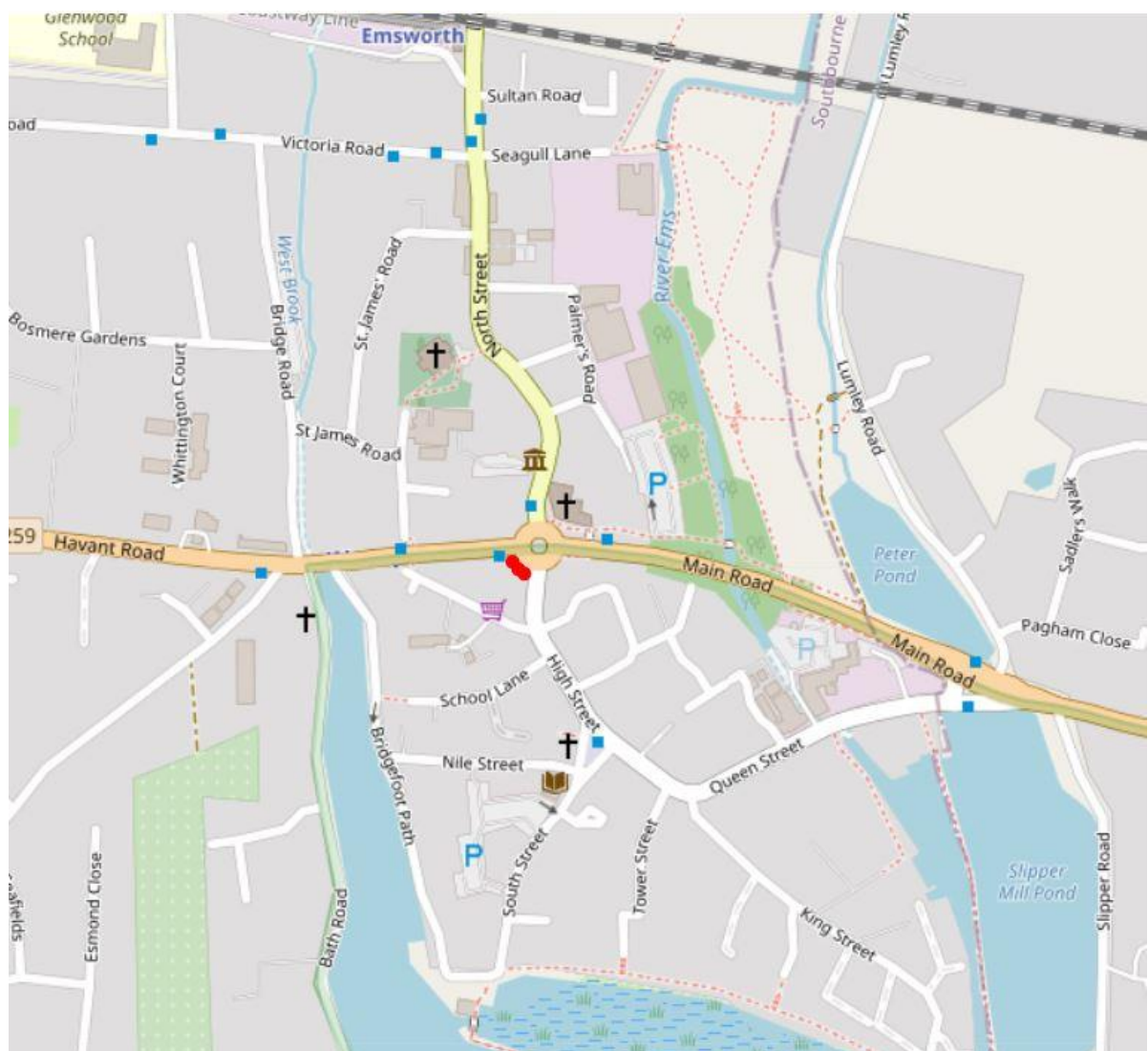


Figure 1.1 - Site location

2 Existing site, local highway network & sustainable access

Location & use

- 2.1 The site is located near to the centre of Emsworth, at the northern end of the High Street. The surgery currently serves some 13,000 patients (source: <https://www.southeasternhampshireccg.nhs.uk/emsworth-surgery-the-future.htm>). Parking is currently provided on site with a car park accessed via Havant Road, providing circa 12 parking spaces and secondary parking, accessed from the High Street, providing a further 2 spaces. The surgery is planned to relocate to a new premises, a short distance north of the site, on North Street.

Sustainable access

Walking

- 2.2 Footways are provided on both sides of the roads surrounding the site, as is street lighting. Pedestrian crossings are provided on High Street to the east and south east of the site, in the form of refuge islands with associated dropped kerbs and tactile paving. A traffic signal controlled crossing is provided on Havant Road, 100m west of the site. Pedestrian access to the site is available from West Street, High Street and the A259.

Cycling

- 2.3 National Cycle Network route 2 runs very close to the site, along High Street, West Street, Havant Road. This provides cycle links to Havant, Portsmouth & surrounding areas to the west as well as to Southbourne, Nutbourne, Bosham & Chichester to the east. The route also links with local cycle routes, providing access to Emsworth recreation ground and toward Westbourne.

Public transport

- 2.4 Bus stops are located on Havant Road 75m from the site and on North Street 60m away. Bus routes 700 & 27 serve these stops. Route 700 operate from around 06:00 to 22:30 Monday to Friday at a frequency of up to twice per hour in each direction. The 700 also operates on Saturdays between approximately 06:00 to 20:30 and on Sundays between 07:30 and 21:30. The 27 operates between 09:00 and 17:30, Monday to Friday, with around 5 services per day in each direction.
- 2.5 Emsworth train station is located 420m north of the site and provides frequent services to Havant, Portsmouth & Southampton to the west and to Chichester, Horsham, Brighton and London to the east, as well as numerous other intermediate stops.

Local amenities

2.6 Due to the sites location on the High Street in Emsworth it benefits from a very wide range of local amenities within short walking / cycling distance, reducing the need for future occupants to travel by car. A sample of the key amenities in the vicinity is provided below:

▪ Pharmacy	-	Less than 50m
▪ Post office	-	Less than 50m
▪ Co-Op food	-	Less than 50m
▪ Hair dresser	-	Less than 50m
▪ Pubs, restaurants, cafes	-	Less than 50m and many others within 200m
▪ Doctors surgery	-	100m (relocated from application site)
▪ Churches	-	75m & 185m
▪ Hardware store	-	85m
▪ Tesco food	-	125m
▪ Allotments	-	350m
▪ Secondary school	-	580m
▪ Nursery / preschool	-	625m
▪ Primary school	-	920m

2.7 Occupants will therefore be able to undertake many daily tasks and social activities without any need to utilise a car.

3 Development proposals

Scale & type

- 3.1 The proposed development comprises works to convert the doctor's surgery (E) to offices (E) plus the erection of a two storey building comprising a commercial unit (E) following the demolition of the existing single storey extension. With associated parking and hard and soft landscaping, including provision of one additional parking space.
- 3.2 Plans illustrating the development proposals are provided at **Appendix A**.
- 3.3 The existing site has a total Class E floor space of 440m² GFA and the proposed will provide a total of 470m² GFA. The proposed office space will have a GFA of 296m² and the clinic will have a GFA of 174m². The proposed clinic will have one consulting room.

Access

- 3.4 Vehicular and pedestrian access will be as per the existing site, with car parking provided to the rear (west) of the buildings. The existing vehicle access from High Street will become redundant and will be made good as footway with the dropped kerb removed / replaced with a full height kerb. Pedestrian access to the site is available from West Street, High Street and the A259.

Parking provision

Cars

- 3.5 The proposals include on site parking for 13 vehicles, 10 for the offices and 3 for clinic. These levels of provision are in accordance with the Havant Borough Council Parking Supplementary Planning Document, ("SPD") dated July 2016 (updated September 2019).

Cycles

- 3.6 3 cycle parking spaces will be provide for the office space (including 1 short stay to front of the site), all in accordance with the aforementioned SPD. Two cycle parking spaces will be provided for the Clinic, one long stay and one short stay.

Refuse storage & collection

- 3.7 Refuse storage is provided on site in the form of a shared bin store and bins will be moved to the High Street frontage, adjacent to the public highway, on collection days.

Traffic impact

- 3.8 The existing site consists of a doctor's surgery (use class E) with gross floor area of 440m². The proposals increase the E class floor space by 30m².
- 3.9 Given the High Street location of the development it is considered that a small increase in E class floor space will not generate any material increase in traffic associated with the site. No material impacts are expected on traffic flows or highway safety.

4 Conclusion

- 4.1 Transport Planning Associates have been instructed by Cordage 14 Ltd to provide advice regarding redevelopment of the Emsworth Doctor's Surgery site, located at 6 North Street, Emsworth.
- 4.2 The proposals are for works to convert the doctor's surgery (E) to offices (E) plus the erection of a two storey building comprising a commercial unit (E) following the demolition of the existing single storey extension. With associated parking and hard and soft landscaping, including provision of one additional parking space.
- 4.3 The site is in a highly sustainable location and benefits from a very wide range of local amenities within short walking / cycling distance, reducing the need for future residents to travel by car. The site also benefits from good public transport connections.
- 4.4 Access arrangements broadly reflect those which exist for the doctor's surgery with the benefit of the vehicle access on High Street becoming redundant.
- 4.5 On site car and cycle parking will be provided at a level consistent with local policy standards.
- 4.6 The proposals are considered to be suitable for the development site and will have positive impacts upon the public highway (removal of a vehicle access) and a negligible impact on traffic flows.

APPENDIX A



KEY TO EXISTING BUILDING

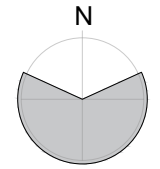
EXISTING WALLS

NEW WALLS

DEMOLISHED WALLS

EXISTING BEAMS

OUTLINE OF 2nd FLOOR



SCALE 1:200

0m 5 10 20

execution of works without their permission.

All dimensions to be checked on site prior to commencement of any construction works and Cordag Group notified of any discrepancy via the Supervising Officer.

Figured dimensions are to be used in preference to scaled dimensions. However for Planning purposes scaling is permitted.

No deviation from this drawing will be permitted without the express consent of Cordag Group via the Supervising officer.

All works are to comply with the current edition of the Building Regulations and British Standards.

It is the contractors responsibility to check all dimensions and quantities on site prior submitting his tender for the works.

Construction Design and Management (CDM) REGULATIONS 2015, RISK ASSESSMENT.

M & E

Standards required - CIBSE, BAFE, NICEIC, Gas safe. Dampers to ducting where required. Fire stopping where required. Light fittings to be Fire Rated where ceilings are fire separation. Fire Officer Testing and Certificate.

BUILDING REGULATIONS

To Building regulation and British Standard. Requirements in all respects. To Fire Officer requirements in all respects. The Building Contractor must include for all works required by the M&E Contractors.

CLIENT
Cordage 14 Ltd.

PROJECT
Emsworth Surgery,
6 North St,
PO10, 7DD

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18.02.2021
RE-ISSUE
03.11.2021

SCALE
1:200@A3

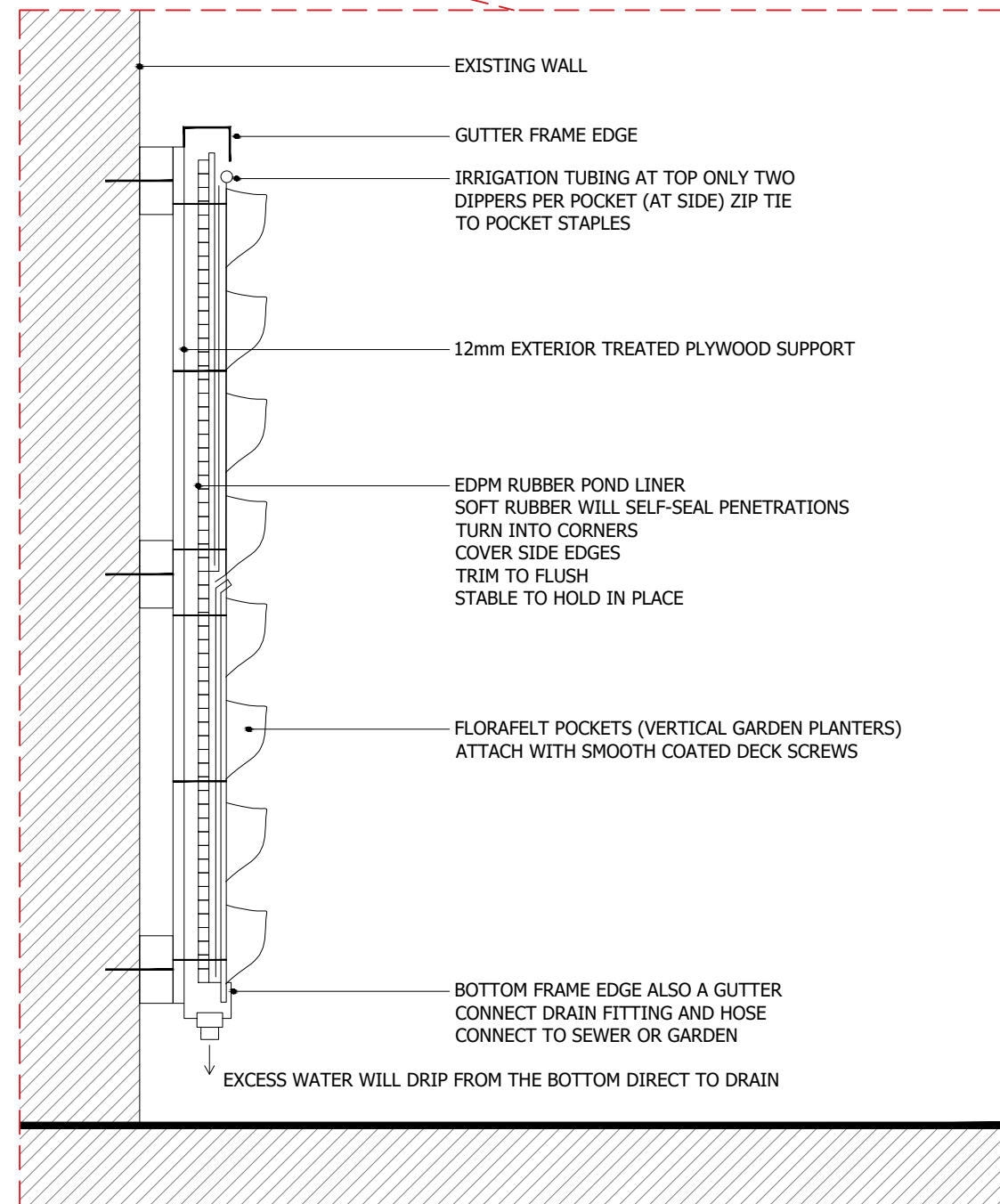
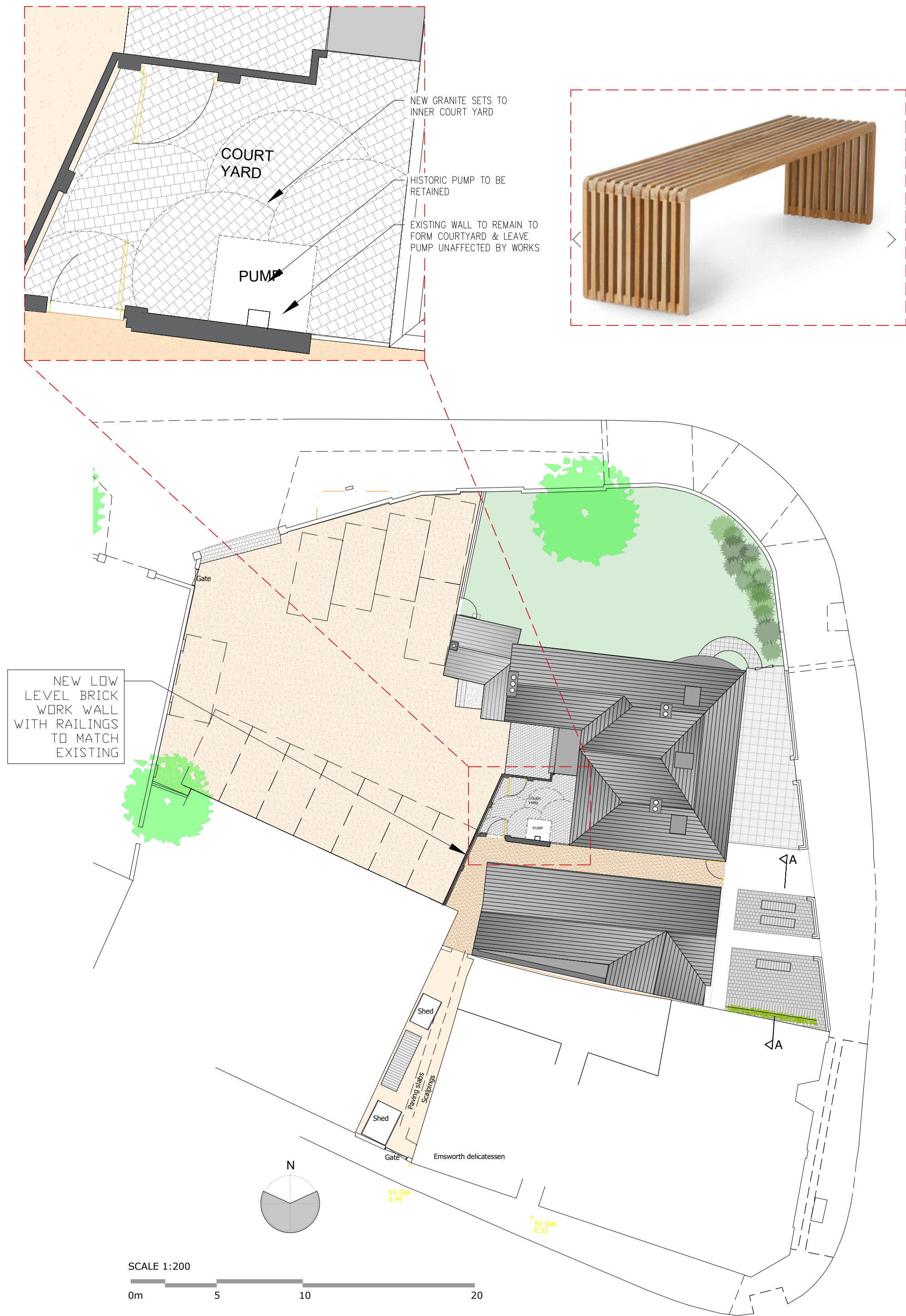
DRAWN BY: GP

DESCRIPTION
Proposed Site Plan

PROJECT NO.
20.37

10.00





GREEN WALL - DETAIL
SCALE 1:10

GENERAL NOTES:
This drawing is the property of Cordage Group and must not be reproduced in part or whole or used for the execution of works without their permission.

All dimensions to be checked on site prior to commencement of any construction works and Cordage Group notified of any discrepancy via the Supervising Officer.

Figured dimensions are to be used in preference to scaled dimensions. However for Planning purposes scaling is permitted. No deviation from this drawing will be permitted without the express consent of Cordage Group via the Supervising Officer.

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Construction Design and Management (CDM) REGULATIONS 2015, RISK ASSESSMENT.

BUILDING REGULATIONS
To Building regulation and British Standard. Requirements in all respects.
To Fire Officer requirements in all respects.
The Building Contractor must include for all works required by the MAE Contractors.

KEY

- Existing Paving Slabs
- New Granite Setts - Dark Grey
- New Granite Setts - Light Grey
- 10mm Gravel
- Resin Aggregate
- Existing Shingles to be Retained
- Grass
- Existing Trees
- Existing Flowerbed
- Existing Low Level Landscaping
- Green Wall
- Bench

CLIENT
Cordage 14 Ltd.

PROJECT
Emsworth Surgery,
6 North St,
PO10, 7DD

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18.02.2021
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10.01.2021

SCALE
1:200/1:50/ 1:10 @A2

DRAWN BY: AC

DESCRIPTION
Proposed Landscaping Plan

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20.37
10.03