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Planning Application APP/24/00157
First Floor Extension to Provide 3 Additional Rooms
Oak View Residential Care Home
47- 49 Beach Road, Hayling Island, PO11 0JB

Introduction

This Highway Technical Note has been commissioned by English Oak Care Homes Ltd in support of the above planning application submission to the Local Planning Authority (LPA) for an extension of the existing Oak View Care Home at 47 – 49 Beach Road to provide an additional 3 bedrooms.

The LPA have consulted Hampshire County Council as Local Highway Authority (LHA) who have considered the highway implications of the proposals. In commenting the LHA have said:

The proposal relates to extensions including 3 additional bedrooms with the application confirming that there would be no additional staff requirements. The proposal provides one additional car space within the southern car park together with a further cycle parking space. The Local Planning Authority, as Local Parking Authority, will consider the proposed parking provision having regards to Adopted Parking Policy and Standards SPD. Subject to the views of the Planning Authority regarding parking provisions the Highway Authority are of the view that the proposed scale and form of the development would not result in a significant detrimental impact on the operation or safety of the local highway network and would therefore recommend –

No objection subject to following conditions:

PARKING PROVISION

Before use of the development is commenced provision for parking for cars and cycles shall have been made within the site in accordance with the approved plans and shall be retained thereafter.

Reason - To ensure adequate on-site car and cycle parking provision for the approved development.

It is evident that the LHA are satisfied that the development will have no significant detriment to highway safety, although they recognise that the LPA are the Parking Authority in this instance.

Car Parking

The LPA have provided some guidance on the parking issue when they have said:

In relation to parking - The previous application APP/20/00002 included a Transport Statement and Parking Assessment. Whilst I am content that the additional rooms are resulting in limited numbers of trips the Parking Assessment and Car Parking Survey needs to be refreshed and submitted based on current day conditions (the survey was carried out in August 2020 when Covid resulted in less traffic generally notwithstanding that visitors to the home were allowed at that point). Please provide an updated survey based on the original criteria for current conditions.

Given the above, a parking survey was undertaken of the Care Home car park over the course of one week between the days of Saturday 15th June and Friday 21st June 2024. The car park is used by staff, visitors, ambulances, nurses and contractors, although the main use is staff and visitors.

The Applicant encourages staff to walk to the site, cycle or car share and as most staff live locally, such methods of transport are convenient for them.

The site currently benefits from 12 parking spaces and a 13th space is proposed as part of this development. The table below gives a summary of the use of the car park, whilst the survey data is included as [Appendix 1](#) to this Note.

	08:00	09:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	Overnight
Sat	6	8	8	9	10	10	8	7	7	9	8	7	7	2
Sun	5	6	7	7	9	10	8	7	8	6	6	6	5	2
Mon	7	7	8	10	9	10	8	7	7	7	9	7	6	2
Tue	6	6	8	7	8	9	8	7	7	6	8	7	5	2
Wed	8	7	8	9	9	9	8	8	9	9	10	8	7	2
Thu	8	8	8	9	9	9	9	8	7	7	8	6	6	2
Fri	7	8	8	8	10	9	9	8	8	8	6	7	7	2
Ave	7	7	8	9	9	9	8	7	7	7	8	7	6	2

From the above, it can be seen that of the 12 spaces available, a maximum of 10 spaces were recorded as being occupied at any one time, leaving 2 spaces free. It is therefore evident that the site already can comfortably accommodate the parking requirements for the various staff and visitors that the site generates. It has also been confirmed that the provision of 3 bedrooms, bringing the total number to 54, would not result in any additional staff provision.

An additional parking space is being provided to technically adhere to the adopted car parking standards for visitor parking provision, although from the survey above, it appears that this, in reality, is not needed.

Staff Details

The LHA have requested confirmation of staff provision, and this was set out in the previous Highway Report. For clarification however the table below provides details of the existing staff numbers.

Time of Day	Job	Number of Staff
AM	Care Staff	12
	Kitchen	1
	Maintenance	1
	Admin	1
	Management	1
	Total on Site	16
PM	Care Staff	11
	Kitchen	1
	Cleaners	3
	Maintenance	1
	Admin	1
	Management	1
Overnight	Care Staff	3
	Total on Site	3

Work Place Travel Plan

A framework travel plan was provided in relation to the previous application and a condition subsequently imposed which said:

A detailed Travel Plan, as set out in the Action Plan at figure 6.1 of the Framework Travel Plan by Bright Plan dated 13 February 2020, shall be implemented in full with the appointment of a Travel Plan Co-ordinator prior to the commencement of the hereby approved development. The stages of the Travel Plan and surveys shall be adhered to in accordance with figure 6.1 to the satisfaction of the Local Planning Authority. Documentary evidence of the Travel Plan and surveys shall be kept and made available for inspection by the Local Planning, to facilitate monitoring of compliance with this condition.

Reason To encourage sustainable travel patterns by staff and reducing the need for car parking spaces, in the interests of highway amenity and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011, the adopted Parking SPD 2016 and the National Planning Policy Framework.

The LPA have requested that a detailed Travel Plan be submitted as part of this submission, however such a Plan cannot be prepared until such time as the development has been commenced and has been completed. This way, the operation and travel habits of staff and visitors of the enlarged Care Home can be surveyed and from the survey data, a tailored package of measures can be established with the purpose of reducing single occupancy car journeys, which is the aim of a Workplace Travel Plan.

The Applicant is committed to producing such a Plan and already encourages alternative transport measures other than the use of a private car, and this is reflected in the minimal number of staff that drive and park within the site.

It is therefore suggested that a similarly worded condition be imposed to any consent granted for this development which requires the submission of a detailed Travel Plan within 6 months of commencement of the additional bedrooms. This timeframe will then allow for the appointment of a Travel Plan co-ordinator and for the staff and visitor travel habit surveys to be undertaken.

Summary and Conclusion

This Highway Technical Note has been commissioned to support a planning application for an extension of the existing Oak View Care Home at 47 – 49 Beach Road to provide an additional 3 bedrooms.

At the request of the LPA, recent parking surveys have been undertaken which shows that across the day, the car park has adequate capacity to accommodate the parking demand generated by the existing Care Home, whilst the provision of an additional parking spaces will adequately accommodate the parking needs of any additional visitors.

A suitably worded condition can be applied to secure the provision of a Full Travel Plan to be submitted within 6 months of the first occupation of the additional bedrooms.

Nick Culhane July 2024

Appendix 1

Car Parking Survey Data

Oak View Residential Care Home, 47-49 Beach Road, Hayling Island, PO11 0JB

Parking Survey:

15/06/2024 to 21/05/2024

Key:
Unoccupied
Staff
Visitor
Ambulance
Nurse
Contractor

- Additional Notes:
- Many of the staff choose to walk, cycle, or car share.
 - Weeks can be very varied with visitors.
 - The number of contractors on-site each week depends on whether the home is undergoing renovations, but the handyman usually parks on site Monday through Friday .
 - Contractors are encouraged to park elsewhere to ensure there is enough space for visitors.
 - Visitor parking is always prioritised, and staff are encouraged to only park at the back of the site in bays 6 through 11.
 - Bay 12 is always left empty as this acts as the ambulance bay.
 - Bay 13 is yet to be built.

Saturday 15/06/2024															TT Cars/Bay
Car Spaces:	08:00	09:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	Overnight (20:00-08:00)	
1			1	1		1	1				1	1	1	1	3
2		1	1	1	1	1	1	1	1		1			1	4
3		1	1	1	1	1	1	1	1	1	1	1	1		1
4			1	1	1	1	1	1	1	1	1	1	1		2
5					1	1	1	1			1	1			4
6					1	1	1	1							1
7							1	1	1	1	1	1	1		2
8		1	1	1	1	1	1	1	1	1	1	1	1	1	1
9		1	1	1	1	1	1	1	1	1	1	1	1	1	1
10		1	1	1	1	1	1	1	1	1	1	1	1	1	1
11		1	1	1	1	1	1	1	1	1	1	1	1	1	1
12									1	1					1
13 (Not built)															
TT Occupied	6	8	8	8	9	10	10	8	7	7	9	8	7	7	22

Sunday 16/06/2024															TT Cars/Bay
Car Spaces:	08:00	09:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	Overnight (20:00-08:00)	
1			1			1	1		1						3
2		1	1		1	1	1	1	1			1	1		3
3					1	1			1	1					3
4		1	1	1	1	1	1	1	1	1	1	1	1	1	1
5			1	1			1								3
6						1	1	1	1	1					2
7					1	1	1	1							1
8		1	1	1	1	1	1	1	1	1	1	1	1	1	1
9		1	1	1	1	1	1	1	1	1	1	1	1	1	1
10							1	1	1	1	1	1	1	1	1
11		1	1	1	1	1	1	1	1	1	1	1	1	1	1
12															0
13 (Not built)															
TT Occupied	5	6	7	7	9	10	8	7	8	6	6	6	5	2	20

Monday 17/06/2024																TT Cars/Bay
Car Spaces:	08:00	09:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	Overnight (20:00-06:00)		
1															3	
2															2	
3															3	
4															2	
5															2	
6															1	
7															1	
8															1	
9															1	
10															1	
11															1	
12															0	
13 (Not built)																
TT Occupied	7	7	8	10	9	10	8	7	7	7	9	7	6	2	18	

Tuesday 18/06/2024															TT Cars/Bay
Car Spaces:	08:00	09:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	Overnight (20:00-06:00)	
1															4
2															2
3															2
4															2
5															2
6	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2
7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
9	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
10	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
11	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
12															0
13 (Not built)															
TT Occupied	6	6	6	8	7	8	9	8	7	7	6	8	7	5	2

Wednesday 19/06/2024															Overnight (20:00-06:00)	TT Cars/Bay
Car Spaces:	08:00	09:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00			
1		1													2	
2					1										2	
3				1	1	1	1			1					3	
4				1	1	1	1					1	1		1	
5	1	1	1	1	1	1	1		1	1	1	1			1	
6	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
9	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
10	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
11	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
12															1	
13 (Not built)																
TT Occupied	8	7	8	9	9	9	9	8	8	9	9	10	8	7	2	

Thursday 20/06/2024															Overnight (20:00-08:00)	TT Cars/Bay
Car Spaces:	08:00	09:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00			
1				1		1			1	1				1	4	
2					1	1									1	
3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
4	1	1	1	1	1		1				1			1	4	
5						1		1	1						3	
6	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
9	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
10	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
11	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
12															0	
13 (Not built)																
TT Occupied	8	8	8	9	9	9	9	9	8	8	7	8	6	6	2	

Friday 21/06/2024															Overnight (20:00-06:00)	TT Cars/Bay
Car Spaces:	08:00	09:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00			
1															2	
2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
3															3	
4															3	
5															3	
6	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
9	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
10	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
11	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
12															0	
13 (Not built)																
TT Occupied	7	8	8	8	8	10	9	9	8	9	8	6	7	7	2	

No. of Occupied Spaces	08:00	09:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	Overnight (20:00-06:00)	TT Cars/Bay Daily
15/06/2024	6	8	8	9	10	10	8	7	7	9	8	7	7	2	22
16/06/2024	5	6	7	7	9	10	8	7	6	6	6	6	5	2	20
17/06/2024	7	7	8	10	9	10	8	7	7	7	6	7	6	2	18
18/06/2024	6	6	8	7	8	9	8	7	7	6	8	7	5	2	19
19/06/2024	8	7	8	9	9	9	8	8	9	9	10	8	7	2	18
20/06/2024	8	8	8	9	9	9	9	8	8	7	8	6	6	2	19
21/06/2024	7	8	8	8	10	9	9	8	9	8	6	7	7	2	18
Average/Hr	6.714285714	7.142857143	7.857142857	8.428571429	9.142857143	9.428571429	8.285714286	7.428571429	7.857142857	7.428571429	7.857142857	6.857142857	6.142857143	2	19.14285714

