

Parking Plan for change of use from B2 (General Industrial)  
to a boxing gym (Use Class D2),  
and erection of a new shed for this purpose

2A Seagull Lane  
North Street  
Emsworth  
PO10 7QH

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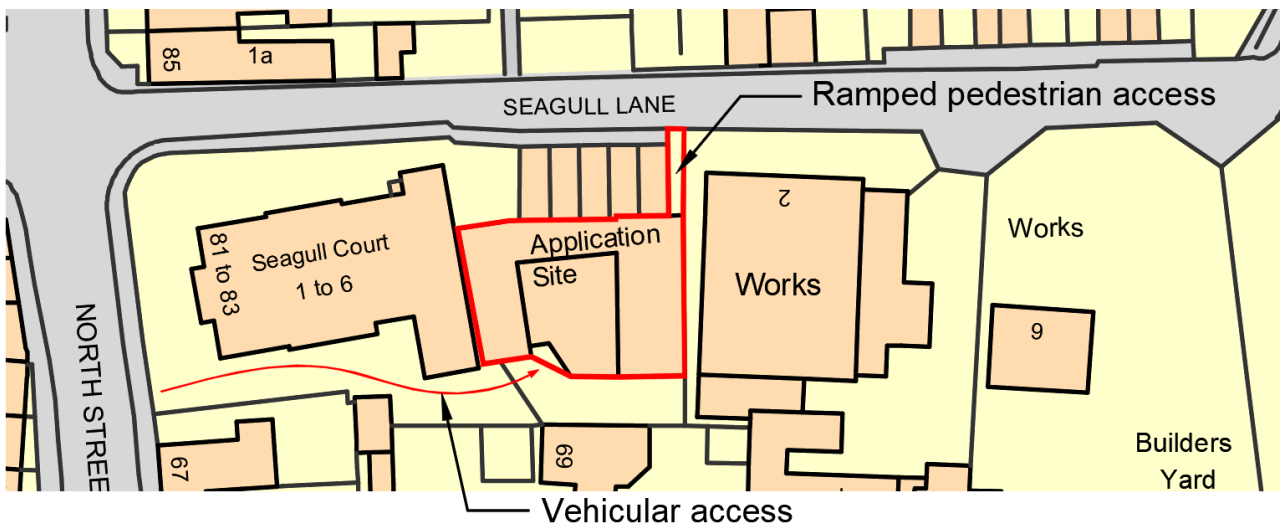
## INTRODUCTION

No 2A Seagull Lane is one of the light industrial units located between the A259 and A27, next to the old gasometer site in Emsworth. The site can be accessed either from the Seagull Lane to the north, or from North Street to the west. The neighbouring buildings consist of residential flats to the west in Seagull Court, and light industrial activities to the east in Seagull Lane.

The dilapidated sheds on the site have now been demolished, and it is proposed to erect a new shed to accommodate a small boxing gym.

## ACCESS

Vehicular access is from the south over land which although in a different ownership, 2A Seagull lane has a right of access over. Ramped pedestrian access is from Seagull lane, as the extract below:



## PLANNING POLICY

In determining the amount of car parking to be provided, reference has been made to HBC's SPD "Parking", partially updated September 2019.

Table 8 of this document requires 1 space per 30m<sup>2</sup> of playing area in a sports hall. The proposed gym provides 150m<sup>2</sup> of activity floor area, and therefore to comply with Table 8, a total of 5 parking spaces would be required, along with 4 cycle stands.

However, the location in Seagull Lane is considered to be highly accessible, and para 3.01 states:

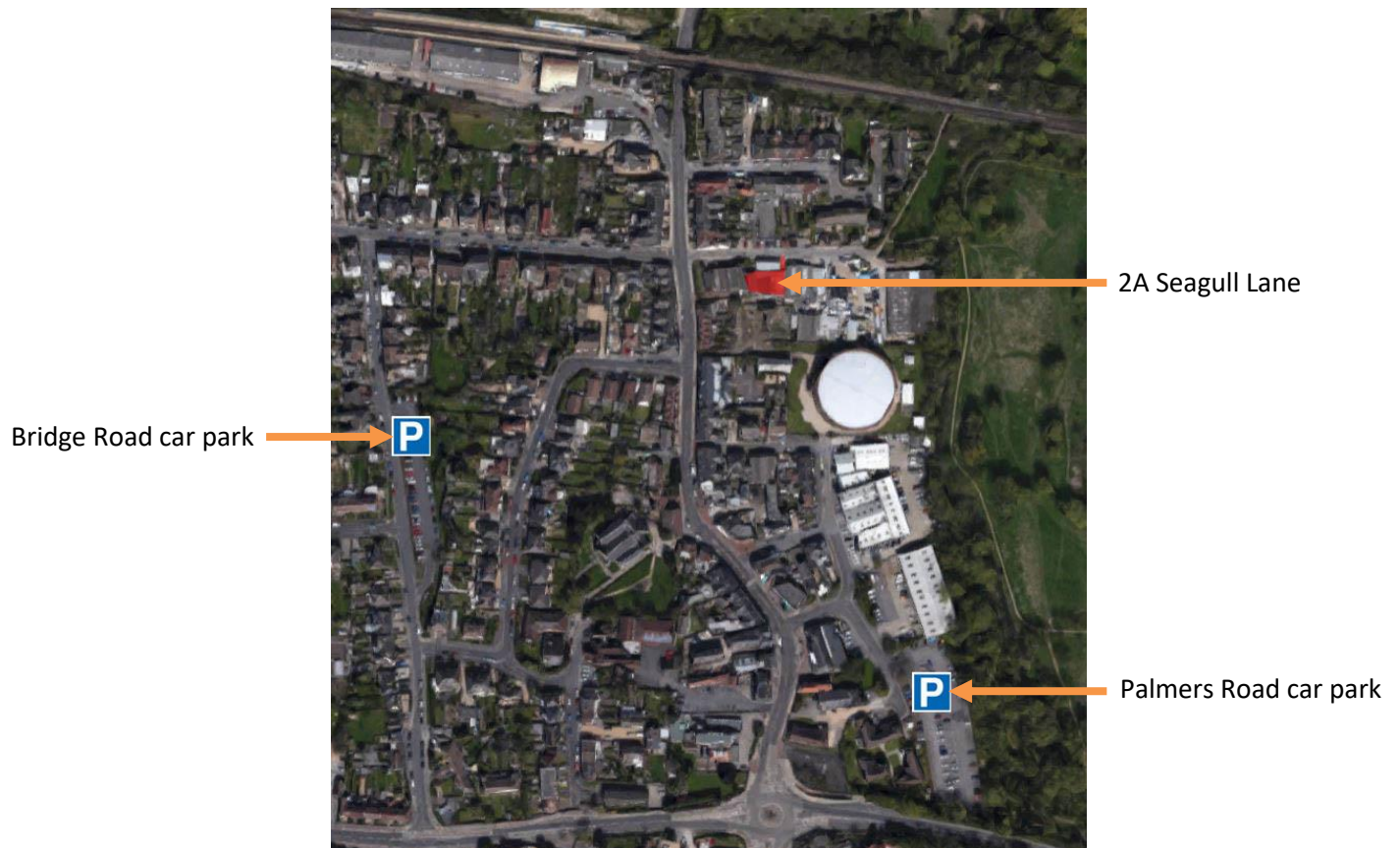
*"It is appropriate that car parking requirements reflect the fact that some areas of the Borough, such as town centres, are closer to shops and services and more accessible by non-car means. In these areas, reliance on private vehicle use and ownership should be less."*

Para 3.05 deals with Reduced parking in town centres and other locations, including the potential for zero parking developments and states:

*"Utilising near-site parking in dedicated car parks (not on-street parking) should be considered together with demand based measures to reduce parking pressure."*

However this needs to be justified as Para 3.07.

The site is very close to Emsworth Rail Station and also local bus stops serving the area between Chichester and Havant. Both the Bridge Road and Palmers Road public car parks are within 400m walk of the site.



Bridge Road carpark has a capacity of 50 cars and tends to have high occupancy levels throughout the day. Palmers Road car park on the other hand is large and relatively underused, as demonstrated by the table below :

| Palmers Road Carpark, Emsworth - Total spaces inc 4 disabled = 120 |          |          |          |          |
|--------------------------------------------------------------------|----------|----------|----------|----------|
| Date                                                               | 22/09/20 | 23/09/20 | 24/09/20 | 29/09/20 |
| Time                                                               | 1315     | 1315     | 1345     | 1415     |
| Occupied                                                           | 37       | 78       | 64       | 68       |
| Free                                                               | 83       | 42       | 56       | 52       |
| Occupancy rate                                                     | 31%      | 65%      | 53%      | 57%      |

There is clearly plenty of capacity in the Palmer's Road car park to accommodate any gym users who wish to drive.

The proposal also reflects the ambition of the "Reduce, Manage, Invest" Strategy which seeks through *"careful design of development sites, better ways of providing car parking, requiring travel plans in new development and discouraging the use of cars by significant public transport improvements and supporting walking and cycling"*

and also to

*"make most effective use of the transport infrastructure in a manner that supports and complements the urban form"*

## **CONCLUSION**

2A Seagull Lane has for the past 30 years been used as a light industrial site R&J Anodising, with daily lorry deliveries and collections. The proposed change of use to a boxing gym will reduce vehicular movements within Seagull Lane, with users coming either by public transport or if driving, using the nearby Palmers Road public car park.

Jim Garland RIBA

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