

Churchill Retirement Living – Elm Grove, Hayling Island

Additional Parking Evidence

Overview

Churchill Retirement Living proposes a sheltered housing scheme of 44 units at Elm Grove, Hayling Island. A total of 14 residents parking spaces are proposed on-site, at a ratio of 0.32 spaces per unit. Having discussed the parking numbers with the local planning authority, some concerns have been raised relating to the overall amount of parking within the development. This technical note provides further justification for the parking levels and also examines the off-site parking provision at the nearby St Mary's public car park.

Parking Evidence

In addition to the parking evidence provided within the Transport Statement that was submitted at the time of the application, a review of other local Churchill Retirement Living schemes has been undertaken. This review presents details of successful schemes where similar parking levels have been agreed with the appropriate local authority. A table of these local schemes is provided below.

Table 1 – Local CRL Scheme Parking Levels

Site	Units	Spaces	Parking Ratio
Trinity Street, Fareham	46	15	0.33
London Rd, Waterloooville	27	9	0.33
Bridge Rd, Romsey	29	11	0.38
West End Road, Bitterne	36	12	0.33
Havant Road, Drayton	52	19	0.37

This comparison of other local Churchill Retirement Living schemes shows that the level of parking promoted for the Hayling Island site is consistent with the normal approach to parking provision for this type of development. This evidence, in addition to the parking surveys undertaken in 2014 (which is presented within the submitted Transport Statement) demonstrates that the proposed parking levels will be adequate at this location.

St Mary's Public Car Park

It is understood that concerns have been raised that there would be insufficient parking available at the nearby St Mary's public car park should there be some demand from visitors to the Churchill Retirement Living scheme. To review the availability of spaces at the car park, surveys were undertaken on Thursday 12th and Saturday 14th November 2015. A total of 55 parking spaces are provided and there is no charging regime in place. The results of the surveys are presented in the following tables.

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Table 2 - Thursday 12/11/15 Parking Survey Results

Time	Vehicle Count	Percentage Spaces Occupied
09:00	35	64%
09:30	24	44%
10:00	28	51%
10:30	29	53%
11:00	31	56%
11:30	30	55%
12:00	33	60%
12:30	22	40%
13:00	24	44%
13:30	17	31%
14:00	18	33%
14:30	20	36%
15:00	39	71%
15:30	36	65%
16:00	24	44%

Table 3 - Saturday 14/11/15 Parking Survey Results

Time	Vehicle Count	Percentage Spaces Occupied
09:00	19	35%
09:30	20	36%
10:00	19	35%
10:30	21	38%
11:00	20	36%
11:30	22	40%
12:00	21	38%

The parking surveys demonstrate that there was significant parking availability throughout the survey periods, and at the time of peak demand (15:00 on the Thursday) there were 16 parking spaces still available for use.

This survey information demonstrates that there would be sufficient parking for any visitors that may be associated with the proposed Churchill Retirement Living scheme.

Conclusion

The additional parking evidence helps to demonstrate that the proposed parking levels for the Churchill Retirement Living scheme are consistent with that provided at other local schemes. In conjunction with the 2014 survey information, this demonstrates that the proposed parking levels will be appropriate. Furthermore, the surveys of the local St Mary's public car park shows that there is significant parking available at all times and should visitors to the site use the car park, this could easily be accommodated without there being a significant impact on other users.

D Friel 16/11/2015