

# Consultee Comments for Planning Application APP/15/01425

## Application Summary

Application Number: APP/15/01425

Address: Former Wessex Site, 8 New Lane, Havant

Proposal: Proposed residential development comprising 39 one and two bed apartments with associated car parking, cycle and refuse storage, following demolition of existing buildings.

Case Officer: Daphney Haywood

## Consultee Details

Name: Miss Traffic Team

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: [trafficteam@havant.gov.uk](mailto:trafficteam@havant.gov.uk)

On Behalf Of: Traffic Management Team

## Comments

The application is for 39 residential units comprising of 28 two bed units and 11 one bed units. The Havant Borough Council SPD on Residential Parking and Cycle Provision (March 2010)<sup>1</sup> sets a standard requirement of 0.9 spaces and 1.3 spaces for one and two bedroom dwellings where parking is unallocated/communal. The parking requirement at this standard is calculated as follows:

$$0.9 \times 28 = 25.2$$

$$1.3 \times 11 = 14.3$$

A total of 39.5 spaces should be provided but the developer has shown 41 spaces on the plans of which 2 are disabled. (I note that this differs from the application form where only 39 spaces are identified).

41 spaces is acceptable providing the parking is conditioned to be as shown on the submitted plan and that the spaces are not allocated. It may also be necessary to ensure that the unallocated parking is properly managed in some way to prevent abuse by commuters/shoppers for the Town centre or at school pick up times.

In addition, it is noted that none of the parking surveys were conducted at school outmuster, when the limited waiting bays are heavily utilised. As a result parking may be an issue for visitors to the development during these times. This, together with the close proximity of the footbridge over the railway leading to and from Third Avenue and the residential roads beyond, are sufficient cause for the traffic team to request that provision is made for a sum no less than £3000 to be set aside to allow a Traffic Regulation Order (TRO) to be processed on the nearby road network, to mitigate unsafe or obstructive parking practices within a period of 5 years from the completion of the

development.