

Consultee Comments for Planning Application APP/16/00060

Application Summary

Application Number: APP/16/00060

Address: 36, 38 and 40 Station Road and 1 West Lane, Hayling Island, PO11 0EQ

Proposal: Demolition of existing buildings (shop, 1no. flat, workshop, associated compound and 2no. dwelling houses) and construction of 18no. new build flats and 3no. shop units (planning class A1) with associated bin store, cycle store, vehicle parking and landscaping.

Case Officer: Heather Lealan

Consultee Details

Name: Miss Traffic Team

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

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On Behalf Of: Traffic Management Team

Comments

HBC draft policy states that where mixed use, residential and commercial developments are proposed, the parking requirements for each element should be calculated individually, although, where appropriate, the Council will consider the shared use of parking between residential and commercial elements where it can be demonstrated that the relevant standards are met.

The draft HBC parking requirement for the residential use of this development is for 34 car spaces (1.7 of which should have disabled space dimensions) or 23 shared, plus commercial use at 1 per 20m² min

Within the submission seeking to justify a reduced level of parking provision the proposal is to provide only 19 car spaces. Only one of which has disabled dimensions. It is noted that this is only 7 more parking spaces than are currently available on site.

In addition, no provision has been made on site for parking associated with the commercial element of the development and instead it is proposed that this will be catered for by the nearby off street car park. However, this existing car park is already well used during the day and no account appears to have been taken, (or indeed any survey undertaken to determine) the current available capacity of this car park during the day.

Whilst it is true that the local road network is protected by TROs in close proximity to the development, nearby Hamfield Drive has lengths of kerb line which are unprotected and where parking could cause obstruction and access issues for residents/deliveries. A TRO in this road would be required to deal with any potential issues resulting from the lack of parking provision proposed. As a result the traffic team request that provision is made to request the sum of £3,000

from the developer to allow a Traffic Regulation Order (TRO) to be processed on the nearby road network at some future date.