

Technical Note: Parking Assessment

Project: Belmont Castle, Bedhampton
Prepared by: Oli Milne
Approved by: Steve Parsons
Date: 18/09/2014



232 High Street
Guildford
Surrey
GU1 3JF

Tel: 01483 531300
www.motion-uk.co.uk

1.0 Introduction

- 1.1 This technical note has been prepared on behalf of LRH-Homes (the Applicant) in response to Highway Comments from Havant Borough Council (the Highway Authority) in regards to a proposed extension of Belmont Castle Nursing Home, Bedhampton.
- 1.2 The site is currently in operation as a care home with 40 bedrooms for residents. There is typically 15 to 17 staff present at the car home during the day in the existing situation. There are currently 28 car parking spaces on the site which are used by staff and visitors.
- 1.3 The proposed development comprises a new building with 36 bedrooms and associated ancillary space. It is anticipated that the number of staff typically present on-site during the day will increase to 25 with the development. It is proposed as part of the application to provide an additional six spaces resulting in a total provision of 34 spaces which will be shared between both the existing and proposed buildings. In addition it is proposed that cycle parking for staff will be provided in the form of a lockable bike store.
- 1.4 Motion, acting on Highway and Transportation matters on behalf of the Applicant, prepared a Transport Assessment to accompany the application. It demonstrated that;
- ▶ the proposals are not expected to attract a material increase in vehicular trips to the site;
 - ▶ any minor increase in traffic associated with the development can be accommodated within the existing highway network without prejudicing the free flow of traffic on the neighbouring highway;
 - ▶ sufficient car and cycle parking is provided on-site to cater for the existing and proposed use; and,
 - ▶ appropriate and safe access and egress can be achieved via the existing access junctions onto Portsdown Hill Road.
- 1.5 On this basis it was considered that the development proposals are acceptable and would not prejudice road safety or the free flow of traffic on the neighbouring highway. As such, it was concluded that there are no highway or transport reasons on which to resist this application.
- 1.6 Notwithstanding the above, Havant Borough Council (as the Highway Authority) have raised concerns in regards to the detail of the site in meeting car and cycle parking requirements. The Council notes that a total of 44 parking spaces (19 resident and 25 staff) should be provided (10 spaces more than the proposals) along with 10 cycle hoops and 25 long stay cycle parking spaces.
- 1.7 This technical note provides further evidence to address the above concerns. Baseline data in the form of car parking beat surveys have been obtained in order to determine projected parking demands associated with the proposed development. This note provides an assessment of the proposed parking provision before providing a summary.

2.0 Car Parking Standards

- 2.1 Car parking standards relevant to the proposals are set out in 'Havant Borough Residential Parking and Cycle Provision SPD'. The borough's parking standards have been adopted from the Hampshire Parking Standards 2002 which are maximum parking standards. These are set out in Table 1 below.

Use Class	Cycle Parking
Nursing and Rest Homes	1 space per 4 residents; and, 1 space per staff.

Table 1: Car parking standards

3.0 Car Parking Survey

Car parking beat surveys were undertaken to establish the level of parking associated with the existing use at Belmont Castle. Surveys were conducted on a neutral weekday (28th August 2014) and on a Sunday (31st August 2014). The results of the surveys are summarised in Table 1 below.

Car Park Usage	Thursday 28/08/14	Sunday 31/08/14
Time	Cars Parked	Cars Parked
09:00	6	3
10:00	7	2
11:00	10	2
12:00	9	3
13:00	10	3
14:00	8	6
15:00	8	4
16:00	6	5
17:00	5	2

Table 2: Car park survey audit – Belmont Castle

- 3.1 It is apparent from Table 2 that the weekday survey recorded a peak demand of 10 car parking spaces at the site, whilst the Sunday survey recorded a peak demand of 6 car parking spaces.
- 3.2 Factoring these figures to the proposals on a pro-rata basis the proposed development is projected to generate a demand for circa 19 car parking spaces during weekdays and circa 11 parking spaces on Sundays. This compares to an existing parking provision of 28 spaces that will increase to 34 spaces.
- 3.3 On this basis it is concluded that the proposals provide sufficient car parking spaces to accommodate the projected car parking demand. Furthermore it should be noted that the adopted parking standards are maximum standards and the parking provision is in accordance with these maximum standards. As such it is concluded that the parking provision will accommodate future demands and will not lead to any harm to the existing operation and free-flow of traffic on the adjoining highway.

4.0 Summary

- 4.1 This technical note has been prepared on behalf of LRH-Homes (the Applicant) in response to the formal consultation response from Havant Borough Council (as Highway Authority), which raised concerns in respect of the proposed parking provision for the proposed extension of Belmont Castle Nursing Home, Bedhampton.
- 4.2 This technical note presents the results of a parking beat survey that was carried out to assess existing parking demands associated with the existing care home. Having reviewed this data (as presented) it has been demonstrated that the proposals provide appropriate levels of car parking, having regard to adopted parking standards and anticipated demands.
- 4.3 It is concluded that the proposals provide an appropriate level of car parking that will accommodate the projected car parking demand. As such it is concluded that the proposals can be accommodated without detriment to the local highway network.