

Dear Giles,

Having reviewed the car ownership in the Bedhampton Ward, in which the Hulbert Road site sits, we can see the following;

| Ward       | No cars | 1 car | 2 cars | 3 cars | Total Cars |
|------------|---------|-------|--------|--------|------------|
| Bedhampton | 585     | 1,583 | 1,251  | 523    | 3,942      |
|            | 15%     | 40%   | 31%    | 13%    |            |

Our experience as an Registered Provider, is that Social rent tenants are at the lower end of this range and given the income levels of these residents it is not surprising that most have either no car or 1 at the max.

In addition to the above using estimated car ownership levels using UK Census 2021 data from the Office for National Statistics (ONS), we can see the following;

Within Havant's social rented sector (which makes up around 12–14% of all households), car ownership is as follows:

- No car access: around 45–55%
- 1 car: around 35–40%
- 2+ cars: under 10%

These figures are consistent with national and regional Census patterns showing that social rented households have much lower car ownership than private renters or owner-occupiers. Based on the above, if we take the following higher forecast parking assumptions for the 12 x 2 bedroom Social Rented Houses/FOG's within the proposals, the parking provision would be as follows;

50% of the twelve properties (6 properties) to have 2 cars = 12 spaces

35% of the twelve properties (4.2 properties) to have 1 car = 4.2 spaces

15% of the twelve properties (1.8 properties) to have 0 cars = 0 spaces

| Unit Type              | Policy             | Proposed           | Difference        |
|------------------------|--------------------|--------------------|-------------------|
|                        |                    |                    |                   |
| 12 x 2 bed SR Property | 24 spaces          | 16.2 spaces        | 7.8 spaces        |
|                        |                    |                    |                   |
| Visitor (@ 20%)        | 4.8 spaces         | 3.2 spaces         | 1.6 spaces        |
|                        |                    |                    |                   |
|                        | <b>28.8 spaces</b> | <b>19.4 spaces</b> | <b>9.4 spaces</b> |

The above demonstrates the forecast minimum capacity of 9.4 spaces to cover the shortfall of 5 visitor spaces as proposed.

Given that this is based on 30% affordable homes, we expect the capacity for surplus visitor spaces to increase when the scheme is amended to deliver 100% affordable housing on site and we would not expect to see any overspill parking within the surrounding highway network.

Kind regards  
Mark

**Mark Gilpin**

Senior Regeneration Specialist