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1. INTRODUCTION

- 1.1 This Post Planning Parking Summary (PPPS) has been written in response to queries from the planning officer in relation to a live planning application (reference F/23/96224) for the redevelopment of the site known as 30-32A Queens View, which currently comprises 2 x ground floor retail units, 2 x residential flats above and an area of parking to provide 18 residential flats and a small retail unit, at Queens View, Netley, Southampton.
- 1.2 During post planning discussions, the usable car parking capacity available on Queens View was queried with regard to vehicles being able to park on both sides of the carriageway. Therefore, to be robust, the parking survey results have been updated to reflect the capacity if vehicles are unable to park on both sides of the carriageway.
- 1.3 For context, the proposals will result in a loss of up to 10 existing/legal car parking spaces, based on the removal of spaces located on an existing area of hardstanding outside the existing building. It is recognised that an exact existing provision is not provided and this is due to the informal nature of the parking spaces currently provided which allows vehicles to park in a variety of locations. It is understood that these spaces are currently used by visitors of the local park and local shop.

- 1.4 A total of 20 car parking spaces are proposed for the 18 flats, which is in line with the emerging *Eastleigh Borough Council (EBC) Parking Standards Supplementary Planning Document – Draft for Consultation (July 2023)*. A further two spaces are proposed to serve the new retail unit, which is a shortfall of one space when compared to the emerging Eastleigh Borough Council (EBC) car parking standards. (July 2023). This level of parking is expected to be sufficient based on the accumulation exercise undertaken using TRICS. Further details of this assessment are set out in the previously submitted Transport Statement (TS).

2. WEEKDAY PARKING SURVEY RESULTS (JUNE 2022)

- 2.1 Within the original Transport Statement (TS), total car parking capacity along Queens View was calculated assuming vehicles could legally park on both sides of the carriageway, as was confirmed by the third party survey company. However, following comments from the planning officer at EBC, this has subsequently been updated to only count car parking on the eastern side of Queens View, which has reduced the total number of car parking spaces available. The exception to this is where there are laybys available.
- 2.2 The updated results of the weekday parking surveys, which remove any spaces located on the western side of Queens View, are presented in **Table 1** and the outputs are shown in **Appendix A**. To confirm, no changes have been made to the recorded number of spaces occupied, only the available capacity. Therefore, if there were any vehicles parked on the western side of Queens View, these would be transferred to the eastern side of Queens View when considering parking space occupation.

Road Name	Number of Spaces occupied	Number of Spaces Empty	Total Occupied %
Queens View	29	35	45%
Castle Road	18	10	64%
Castle Road (Crescent)	1	2	33%
Priory Road	12	27	31%
Total	60	74	45%

Table 1: Wednesday 29th June 2022 Survey Results (excluding disabled bays)

Road Name	Number of Spaces occupied	Number of Spaces Empty	Total Occupied %
Queens View	30	34	47%
Castle Road	20	8	71%
Castle Road (Crescent)	1	2	33%
Priory Road	11	28	28%
Total	62	72	46%

Table 2: Thursday 30th June 2022 Survey Results (excluding disabled bays)

- 2.3 **Table 1 and 2** demonstrate that within the study area, there are a total of 134 spaces for vehicles to park in. These survey results only count available car parking spaces on the eastern side of Queens View, meaning the total number of available spaces has reduced from 197 (-63) to 134, when compared to the results presented in the previously submitted Transport Statement.
- 2.4 The survey results demonstrate that across the whole study area, there were 74 empty spaces available for use on the Wednesday and 72 empty spaces available on the Thursday. This equates to a parking occupation of between 45% and 46%.
- 2.5 However, the development proposals will result in a loss of 10 car parking spaces within the area of hardstanding, currently utilised by visitors to the park and shop. Therefore, a total of 124 spaces would be available.
- 2.6 When taking into account the removal of the 10 car parking spaces within the site's redline boundary, there would be capacity for at least 62 spaces in total on Thursday increasing to 64 on Wednesday.
- 2.7 Therefore, the car parking survey demonstrates that even with the reduction in available car parking spaces on Queens View, any overspill and displaced car parking can be suitably accommodated on the local road network.

3. WEEKEND PARKING SURVEY RESULTS (NOVEMBER 2023)

- 3.1 As with the previous results, the weekend parking inventory has been updated to reflect parking only on one side of Queens View unless there are specific laybys present. This has reduced the total number of car parking spaces from 197 to 134. It should be noted that in the weekend surveys, the area of hardstanding and the section of Castle Road between the site and Queens Road junction were separated in the results, which explains why the tables look different. However, the total number of spaces available remains the same at 134. The updated results are presented in **Tables 3 - 5** and the outputs are shown in **Appendix B**.

Road Name	Number of Spaces occupied	Number of Spaces Empty	Total Occupied %
Queens View	25	39	39%
Castle Road	11	5	69%
Priory Road	10	29	26%
Castle Road (between Robin Place and Queens View)	1	4	20%
Site / Hardstanding	5	5	50%
Total	52	82	39%

Table 3: Saturday 25th November 2023 11:00 Survey Results (excluding disabled bays)

Road Name	Number of Spaces occupied	Number of Spaces Empty	Total Occupied %
Queens View	38	26	59%
Castle Road	11 (12*)	5	69%
Priory Road	14	25	36%
Castle Road (between Robin Place and Queens View)	3	2	60%
Site / Hardstanding	10 (13*)	0	100%
Total	76	58	57%

Table 4: Saturday 25th 14:30 November 2023 Survey Results (excluding disabled bays)

Road Name	Number of Spaces occupied	Number of Spaces Empty	Total Occupied %
Queens View	31	33	48%
Castle Road	12	4	75%
Priory Road	13	26	33%
Castle Road (between Robin Place and Queens View)	0	5	0%
Site / Hardstanding	7	3	70%
Total	63	71	47%

Table 5: Saturday 25th November 2023 17:00 Survey Results (excluding disabled bays)

*Illegal Parking on Verges and Crossovers

- 3.2 The survey results in **Tables 3, 4** and **5** demonstrate that across the whole study area, there were 82 empty spaces available for use during the 11:00 survey, 58 during the 14:30 survey and 71 in the 17:00 survey. This equates to a parking occupation of between 39% and 57%.
- 3.3 It is noted that four vehicles were recorded as being parked illegally during the 14:30 parking survey either on a grass verge or a vehicle crossover (**Table 4**). When these parked vehicles are added to the number of spaces occupied this total 80 spaces occupied, against a retained total number of spaces of 134, this increased the parking occupation to 60%.

- 3.4 However, as aforementioned, the development proposals will result in a loss of 10 car parking spaces within the area of hardstanding outside the existing shop, reducing the total number of spaces to 124.
- 3.5 When taking into account the removal of the 10 car parking spaces within the site's redline boundary, there would be capacity for at least 48 spaces left for vehicle to park, increasing to 72 spaces during the 11:00 survey.
- 3.6 Therefore, the car parking survey demonstrates that even with the reduction in available car parking spaces on Queens View, any overspill and displaced car parking can be suitably accommodated on the local road network.

4. SUMMARY

- 4.1 The updated parking results demonstrate that even with a reduction in usable parking spaces on Queens View and, when considering the removal of parking spaces at the site and any vehicles displaced from this area, there is still ample parking capacity to accommodate any overspill generated by the displaced car parking, even when an event is being held locally. Furthermore, the proposed car parking provision is expected to accommodate all parking demand associated with the development.

Appendix A

PARKING STRESS TABLES

Restriction				1	Unrestricted Kerb					
Location	Lengthwise Parking (m)	Lengthwise Spaces	Marked/Crosswise Bays	Total Spaces	Wednesday 29th June 2022			Thursday 30th June 2022\		
					00:30hrs			00:30hrs		
					Occupied	Spaces	Stress (%)	Occupied	Spaces	Stress (%)
Queens View	320	64	0	64	29	35	45%	30	34	47%
Castle Road	140	28	0	28	18	10	64%	20	8	71%
Castle Road (Crescent)	15	3	0	3	1	2	33%	1	2	33%
Priory Road	195	39	0	39	12	27	31%	11	28	28%
Total	670	134	0	134	60	74	45%	62	72	46%

Restriction				2	Disabled Parking					
Location	Lengthwise Parking (m)	Lengthwise Spaces	Marked/Crosswise Bays	Total Spaces	Wednesday 29th June 2022			Thursday 30th June 2022\		
					00:30hrs			00:30hrs		
					Occupied	Spaces	Stress (%)	Occupied	Spaces	Stress (%)
Castle Road	10	2	0	2	2	0	100%	2	0	100%
Priory Road	5	1	0	1	1	0	100%	1	0	100%
Total	15	3	0	3	3	0	100%	3	0	100%

Illegal/Obstructive Parking									
Location	Description			Wednesday 29th June 2022			Thursday 30th June 2022\		
				00:30hrs			00:30hrs		
				Occupied			Occupied		
				0			0		
				0			0		
Total				0			0		

Appendix A

Appendix B

Appendix X

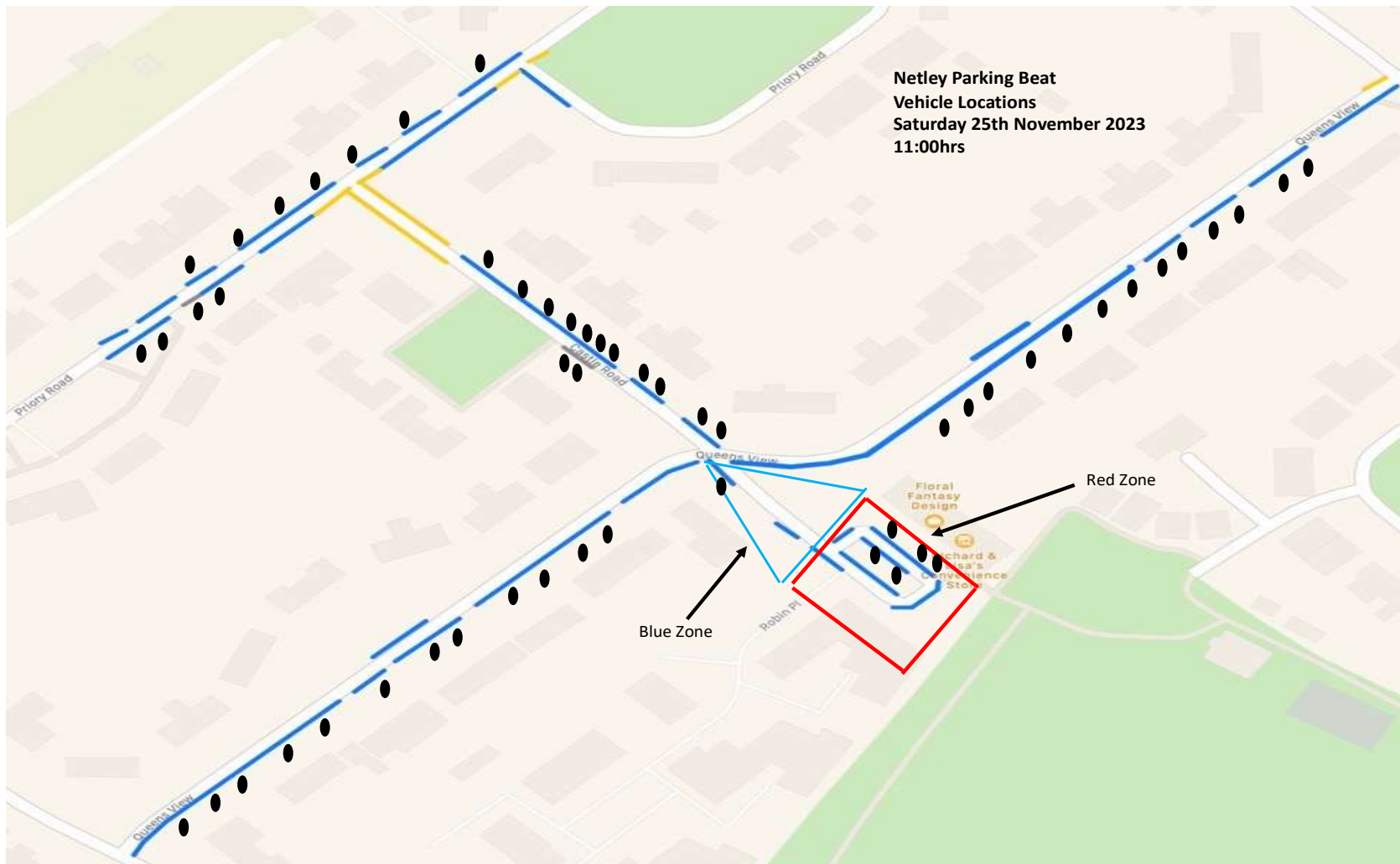
Appendix X

PARKING STRESS TABLES

Restriction				1	Unrestricted Kerb								
Location	Lengthwise Parking (m)	Lengthwise Spaces	Marked/Crosswise Bays	Total Spaces	Saturday 25th November 2023								
					11:00hrs			14:30hrs			17:00hrs		
					Occupied	Spaces	Stress (%)	Occupied	Spaces	Stress (%)	Occupied	Spaces	Stress (%)
Queens View	320	64	0	64	25	39	39%	38	26	59%	31	33	48%
Castle Road	80	16	0	16	11	5	69%	11	5	69%	12	4	75%
Priory Road	195	39	0	39	10	29	26%	14	25	36%	13	26	33%
Blue Zone	25	5	0	5	1	4	20%	3	2	60%	0	5	0%
Red Zone	50	10	0	10	5	5	50%	10	0	100%	7	3	70%
Total	670	134	0	134	52	82	39%	76	58	57%	63	71	47%

Restriction				2	Disabled Parking								
Location	Lengthwise Parking (m)	Lengthwise Spaces	Marked/Crosswise Bays	Total Spaces	Saturday 25th November 2023								
					11:00hrs			14:30hrs			17:00hrs		
					Occupied	Spaces	Stress (%)	Occupied	Spaces	Stress (%)	Occupied	Spaces	Stress (%)
Castle Road	10	2	0	2	2	0	100%	2	0	100%	2	0	100%
Priory Road	5	1	0	1	1	0	100%	1	0	100%	1	0	100%
Total	15	3	0	3	3	0	100%	3	0	100%	3	0	100%

Illegal/Obstructive Parking													
Location	Description	Saturday 25th November 2023											
		11:00hrs				14:30hrs				17:00hrs			
		Occupied				Occupied				Occupied			
Castle Road	Grass Verge	0				1				0			
Red Zone	Crossover	0				3				0			
Total		0				4				0			



Netley Parking Beat
Vehicle Locations
Saturday 25th November 2023
11:00hrs

Key

Unrestricted Parking

Unrestricted Kerb

Restricted Parking

Disabled Parking

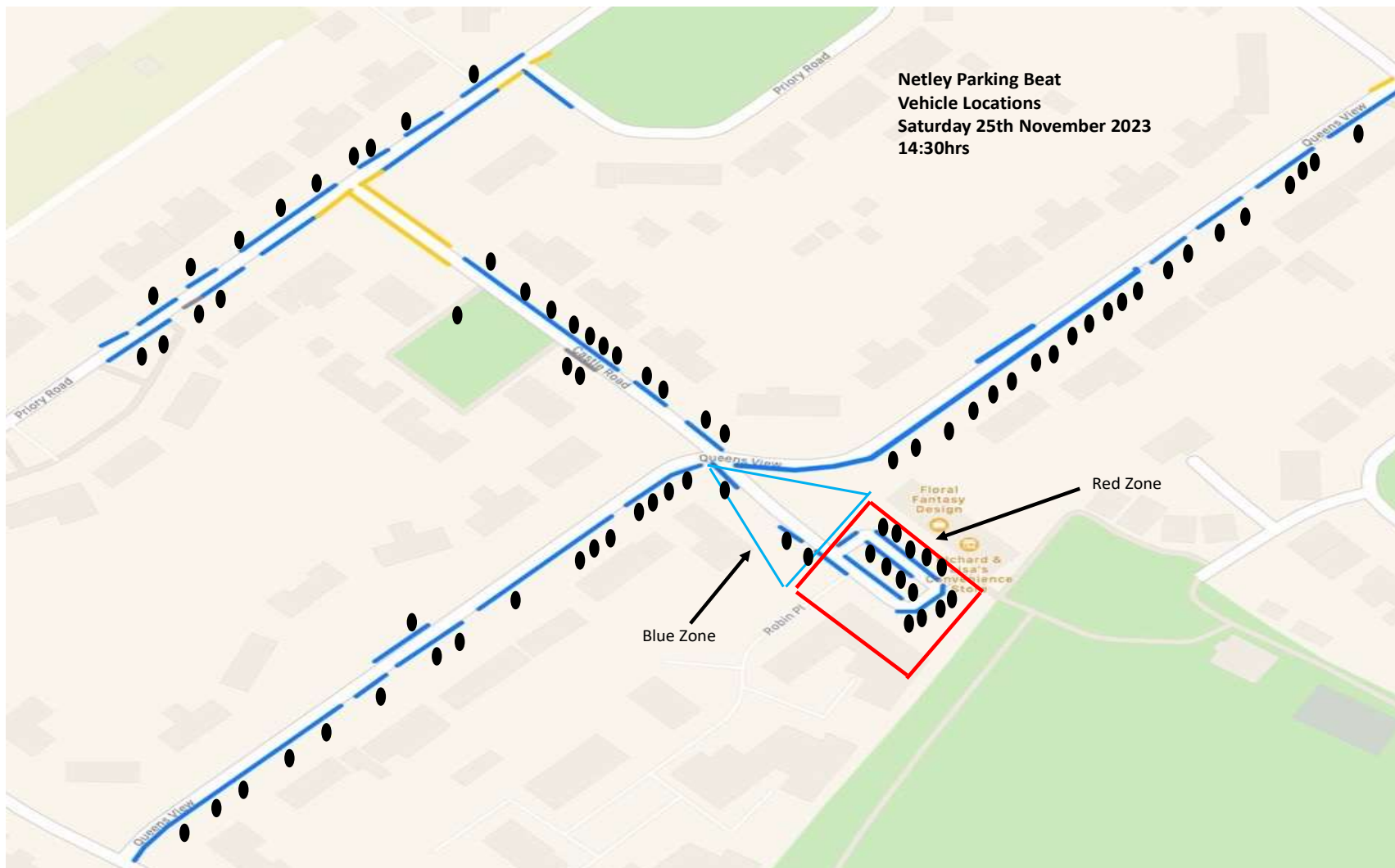
No Parking

Double Yellow Lines

Parked Car

North





Key

Unrestricted Parking

Unrestricted Kerb

Restricted Parking

Disabled Parking

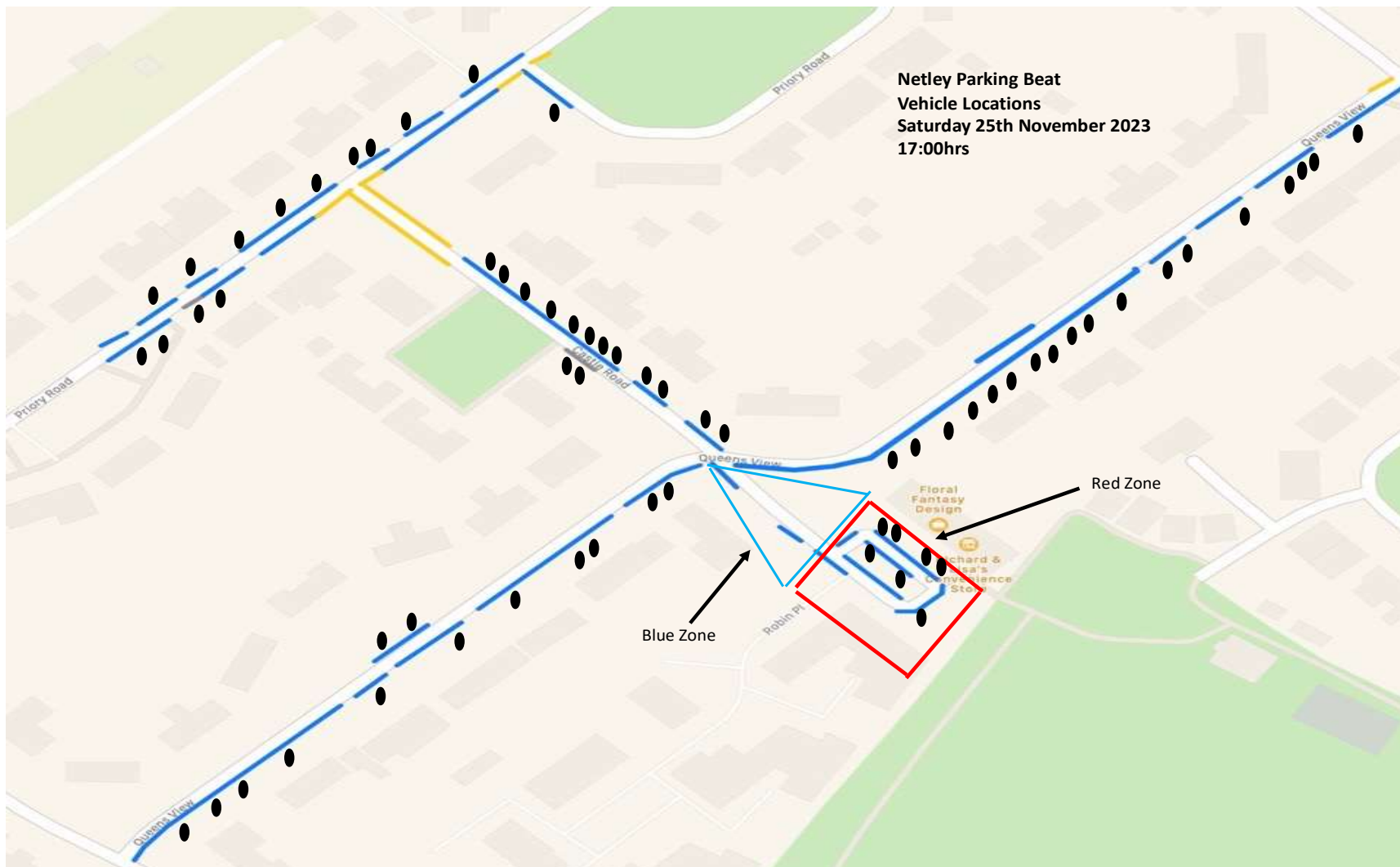
No Parking

Double Yellow Lines

Parked Car

North





Key

Unrestricted Parking

Unrestricted Kerb

Restricted Parking

Disabled Parking

No Parking

Double Yellow Lines

Parked Car

North

