

Parking Survey at

19-21 Station Road & 72 New Road
Netley Abbey
Southampton
SO31 5DU

Revision: 0

Date: December 2024

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Figure 01 – Site Locations (both shown with red outline)

Amenity	Approx. Distance (m)	Walking Time (minutes)	Cycling Time (minutes)
Primary School	965	13	3
Petrol Station	4185	59	16
Bus Stop (towards city)	5	1	1
Pub/Restaurant	140	3	2
Supermarket	4185	59	16
Bus Stop (away from city)	5	1	1
Doctors Surgery	2090	30	9
Dentist	3850	54	16
Railway Station	710	11	3
Post Office	85	1	1
Bank	6115	84	25
Secondary School	2735	39	11
Library	10	1	1

Table 01 – Distance & Time to Local Amenities

1. Introduction

1.1 This Parking Technical Note (PTN) has been prepared by RS Studio to support a full planning application for the ‘subdivision of 19 Station Road into 2no apartments’ at 19 Station Road and the Prior Approval application for the ‘change of use from retail to residential to provide 2no apartments’ at 21 Station Road/72 New Road (see figure 01).

1.2 The planning officer has requested evidence to demonstrate that there is sufficient car parking capacity within the vicinity and immediately surrounding roads, to accommodate the potential increase in parking demand as a result of this proposal.

1.3 This PTN directly addresses this issue and justifies nil car parking on site for residents. The scope of this PTN therefore considers site accessibility, details of the proposed development and a detailed car parking survey in accordance with the Lambeth methodology, in conjunction with Eastleigh Borough Council Parking Standards.

2. Site Accessibility

2.1 The site is currently occupied by a two storey residential property (19 Station Road) and a two storey mixed use commercial/residential use (21 Station Road/72 New Road). The site is located within the local centre of Netley Abbey.

2.2 The site is located within walking distance of a number of local facilities and amenities, and the site provides a good opportunity to encourage walking and cycling. The local facilities within the vicinity of the site including their associated walking and cycling distances are summarised within Table 1.

2.3 The closest bus stops to the site (as detailed in Table 01) are situated 5m away (Station Road) and 40m (further along Station Road) respectively. Station Road is considered a key route into and out of the Netley, with Station Road accommodating both routes that serve Netley (No.6 and X.15), extending as far as Southampton, Hamble and Hedge End. Journeys to Southampton City Centre (Central Station) take 22 minutes.

2.4 Netley Station is located approximately 710m from the site, and provides frequent services to Southampton and Portsmouth. Southampton Central Station is located 17 minutes away by train.

2.5 Eastleigh Borough Parking Standards SPD identifies areas that within town, district and local centres where it is not possible or environmentally desirable to meet the relevant parking

standards on site, development, which accords with other policies in the Plan, may be permitted subject to a financial contribution towards measures to assist on-street parking management, public transport, cycling and walking.

2.6 Eastleigh Borough Parking Standards SPD identifies that the Eastleigh South Ward (in which Netley Abbey situated) has the lowest car ownership in the Borough with some 30% of households operating without a car.

2.5 Overall, the site is situated within a highly accessible location within the Local Centre of Netley Abbey, near multiple frequency bus corridors with railway facilities walkable (11 minute walk).

3. Parking Survey Requirements

3.1 Eastleigh Borough Council have specific requirements for parking surveys within the Borough. The requirements detailed in the 'Lambeth Council Parking Survey Guidance Note' are generally regarded as the most detailed, and the 'Lambeth Style Parking Survey Methodology (2012)' is therefore used as general guidance for most highway authority parking surveys.

The Draft Parking Standards SPD confirms the preferred parking survey methodology although it is yet to be fully adopt this method via a process of public consultation as an amendment to its Parking Standards Supplementary Planning Document (July 2023).

Relevant requirements of the Lambeth model parking survey are as follows:

- An area of 200m (or a 2-minute walk) around a site
- The survey should be undertaken when the highest number of residents are at home; generally late at night during the week *
- Town centre locations; surveys should be taken Monday- Wednesday only
- If the site lies adjacent to, but not in, a CPZ then all roads in that CPZ should be excluded
- Should not be undertaken in weeks that include Public Holidays and school holidays

**The standards also state, "A snapshot survey between the hours of 0030-0530 should be undertaken on two separate weekday nights (i.e. Monday, Tuesday, Wednesday or Thursday)".*

3.2 The Lambeth Council Parking Survey Guidance Note also states that the following information should be included in the survey results, to be submitted to the Council:

- The date and time of the survey



Figure 02 – 19-21 Station Road (Google Streetview extract)

- A description of the area noting any significant land uses in the vicinity of the site that may affect parking within the survey area (e.g. churches, restaurants, bars and clubs, train stations, hospitals, large offices, town centres etc.)
- Any unusual observations e.g. suspended parking bays, spaces out of use because of road works or presence of skips etc.
- A drawing showing the site location and extent of the survey area. All other parking and waiting restrictions such as double yellow lines and double red lines, bus lay-bys, kerb buildouts, and crossovers (vehicular accesses) etc. should also be shown on the plan
- The number of cars parked on each road within the survey area on each night should be counted and recorded in a table
- Photographs of the parking conditions in the survey area can be provided to back up the results

3.3 The Lambeth methodology states the locations where cars can legally park overnight should also be identified

3.4 With previous applications highway officers have identified slight variations being required in the Lambeth methodology. These have been outlined below:

- Two surveys should be undertaken on 'normal days', ideally one weekday and one weekend day during peak demand, which is between 22:00 and 06:00
- The survey area should cover a 250m radius around the site
- Parking spaces should measure 6m, with 5m acceptable where there is free access at one end
- A plan should be provided showing obstructions to parking such as dropped kerbs, double yellows and any parking restrictions
- The information should be summarised in a report clearly setting out the results and implications for the scheme



Figure 03 – 200m radial distance from site (black outline)

4. Extent of Parking Surveys

4.1 The below section outlines the methodology employed for the parking survey with results detailed in Section 5 of this report

4.2 Using the requirements of the Lambeth Model, a 200m radius was identified around the site. Within this radius, 250m length by road from the site was measured (see figure 03).

4.3 Areas with specialist markings e.g. disabled bays been included within the scope of this assessment, to demonstrate overall parking capacity within the area. Areas of roadside with TRO's such as double yellow lines have also been noted.

4.4 The area covered by the survey therefore includes Station Road, New Road, Chamberlyne Road, Victoria Road, Monks Road and Sea View Estate.

4.5 Surveys were undertaken in accordance with Eastleigh Borough Council's requirements and were undertaken at the following times:

- Sunday 15th December 2024 @ 22.00
- Tuesday 17th December 2024 @ 22:00

4.6 The survey dates were specifically chosen because they represented a 'normal' weekend day and weekday; outside of school holiday period, with no events identified in the surrounding area. Both surveys exhibited fairly standard weather conditions (no rain), with average temperatures. No roadworks were identified along any of the surrounding local road network, although a small portion of the public car park had an area cordoned off due to works on Tuesday 17th December.

4.7 Bays have been individually shown with measurements of 6m in length (the standard required for parallel parking bays) to ensure robust assessment.

4.8 For the purpose of assessing the total number of actual available spaces, any designated parking bays in front of driveways have been discounted as viable spaces. The same applies for any 'H bar' markings located to designated spaces.

Road	Total 'Useable' Spaces	Total Spaces Occupied	Total Spaces Empty
New Road (All)	38	22	16
Sea View Estate	9	7	2
Station Road	22	16	8
Monks Road	20	14	6
Chamberlyne Road	20	14	6
Victoria Road	33	25	8
Public Free Car Park (New Rd)	27	19	8
TOTAL	169	131	38
Occupancy %	77.5%		

Road	Total 'Useable' Spaces	Total Spaces Occupied	Total Spaces Empty
New Road (All)	38	24	14
Sea View Estate	9	6	3
Station Road	22	14	8
Monks Road	20	19	1
Chamberlyne Road	20	14	6
Victoria Road	33	26	7
Public Free Car Park (New Rd)	27	17	10
TOTAL	169	120	49
Occupancy %	71.0%		

Tables 02 & 03 – Sunday (top) & Tuesday (bottom)

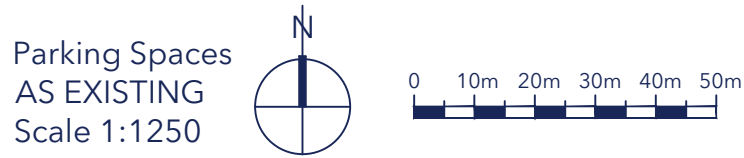
5. Parking Survey Results

- 5.1 The Sunday evening survey results are summarised in Table 2
- 5.2 The Tuesday evening survey results are summarised in Table 3
- 5.3 Plans of the results are located to Appendix A of this document. Photographs of the key areas are located to Appendix B of this document and visually document available capacity during the survey period.
- 5.4 Whilst occupancy is deemed to be reasonably high at an average of approximately 74%, the survey results demonstrate that there are 38-49 spaces available within 250m walking distance of the site during peak hours.
- 5.5 It should be noted that less than 100 properties within the survey area have do not have on site parking with the majority of properties benefitting from on-site provision.

6. Other Information

- 6.1 In addition to conducting the above parking surveys, this report also covers the following data sets and observations:
- Google Streetview Observations
- 6.2 Google Streetview documentation provides a snapshot over time (available since 2009) of the use of parking within the subject area. Whilst no time stamp is provided for the photographic data, the dataset is useful in demonstrating the availability of parking, particularly in the immediate vicinity of the site and along New Road and Station Road during daylight hours. Photographic snapshots of this data, from March 2023, are provided to Appendix C.

APPENDIX A



- KEY
- Datum Point
 - Site boundary
 - 250m Perimeter distance
 - 200m Radius
 - Available Parking Space
 - Occupied Space
 - Areas covered by Parking Controls
 - Properties with on plot parking
 - Single Yellow Lines
 - Double Yellow Lines
 - Drop Kerb Locations

Road Name	Carriage Width
New Road	6.1m
Victoria Road	6.5m
Sea View Estate	5.6m
Station Road	6.6m
Monks Road	6.4m
Chamberlyne Road	9.1m

No.	Description	Date

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w. www.rs-studio.co.uk

Drawing Title:
Site Plan (Parking Survey)
AS EXISTING

Project Title:
72 New Road/21 Station Rd
Netley Abbey,
Southampton, SO31 5AB

Drawing No.:
1642-PS-01

Date: December 2024
Scale: Various
Drawn: AS
Checked: RS

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Parking Spaces
SUNDAY
Scale 1:1250



0 10m 20m 30m 40m 50m

- KEY
- Datum Point
 - Site boundary
 - 250m Perimeter distance
 - 200m Radius
 - Available Parking Space
 - Occupied Space
 - Areas covered by Parking Controls
 - Properties with on plot parking
 - Single Yellow Lines
 - Double Yellow Lines
 - Drop Kerb Locations

No.	Description	Date

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t. 02382 542011
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Drawing Title:
Parking Survey
Sunday 15/12/2024

Project Title:
72 New Road/21 Station Rd
Netley Abbey,
Southampton, SO31 5AB

Drawing No.:
1642-PS-02

Date: December 2024
Scale: Various
Drawn: AS
Checked: RS

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Site Plan
TUESDAY
Scale 1:1250



0 10m 20m 30m 40m 50m

- KEY
- Datum Point
 - Site boundary
 - 250m Perimeter distance
 - 200m Radius
 - Available Parking Space
 - Occupied Space
 - Areas covered by Parking Controls
 - Properties with on plot parking
 - Single Yellow Lines
 - Double Yellow Lines
 - Drop Kerb Locations

No.	Description	Date
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Drawing Title:
Parking Survey
Tuesday 17/12/2024

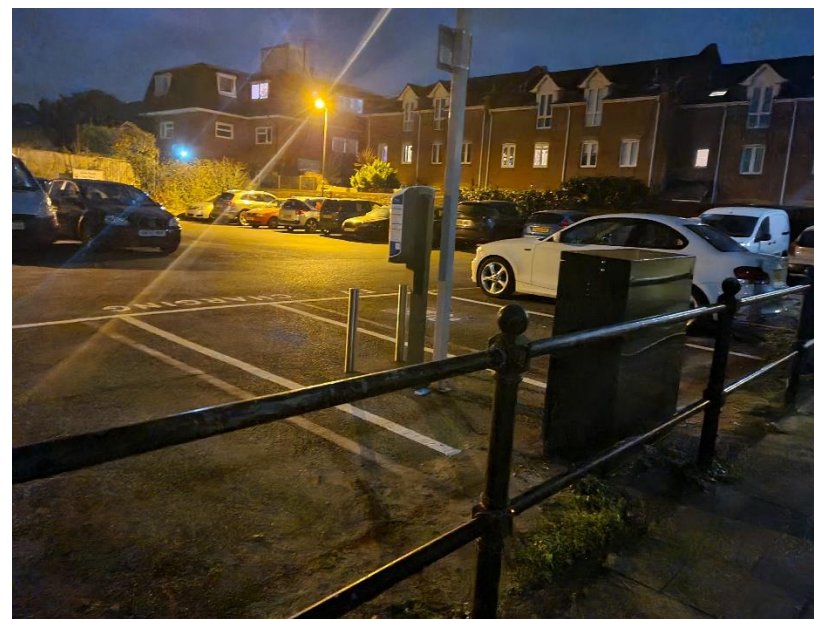
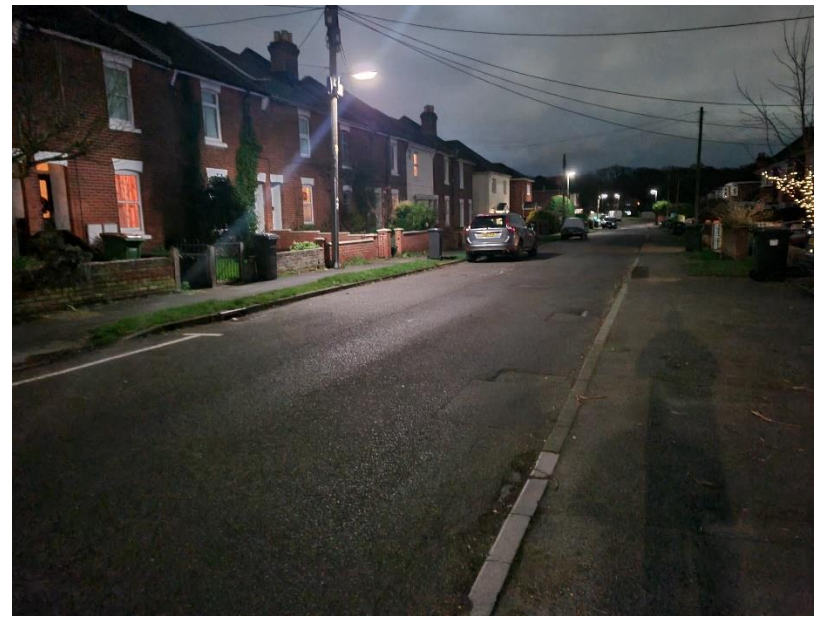
Project Title:
72 New Road/21 Station Rd
Netley Abbey,
Southampton, SO31 5AB

Drawing No.:
1642-PS-03

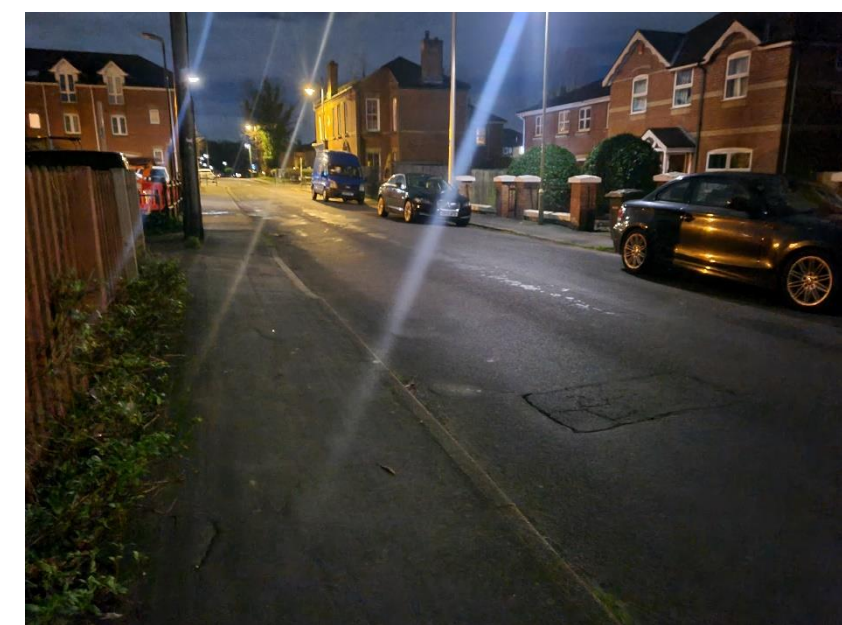
Date:	December 2024
Scale:	Various
Drawn:	AS
Checked:	RS

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APPENDIX B



^Photos of spaces taken along relevant roads on Sunday 15th December 2024



^Photos of spaces taken along relevant roads on Tuesday 17th December 2024

APPENDIX C



^Snapshots from Google Streetview dated March 2023