

Project: 108 High Street Odiham, Hook Hampshire SMA Ref: 6855
Subject: Car Parking Note to support planning application
Prepared by: David Wiseman Date: 27 January 2022

- 1.1 Stuart Michael Associates (SMA) has been instructed on behalf of the Applicant (Lamron Devts (Odiham) Ltd to prepare this Technical Note in support of a planning application at 108 High Street, Odiham, Hook, Hampshire.
- 1.2 The proposal is for the subdivision of existing ground floor into two retail units, change of use of part of the ground floor to C3 and on the existing first floor, subdivide the flat into 2 flats, providing a total of 2 x retail units and 3 x flats (2 x 1 bed and 1 x 3 bed).
- 1.3 It should be recognised that the existing property is located in a Conservation Area defined by Hart District Council as *“an area of special architectural or historical interest the character or appearance of which it is desirable to preserve or enhance”*.
- 1.4 Therefore to provide any parking at this site would require alteration to the frontage of the property which would result in an architectural change to the character of the property. It is therefore not surprising that the existing property which has a 4 bed flat on the 1st floor did not have any designated car parking provided. Furthermore, it has operated for many years without any adverse car parking impacts.
- 1.5 It is therefore necessary when considering this application to consider the balance between providing parking to standard or changing the character of the property in the Conservation Area, and based with the evidence of the parking survey attached, SMA consider the character of the property in a conservation Area should be the priority.
- 1.6 This Technical Note supports with the benefit of an on-street and a nearby off-street car parking survey that the proposal for zero car parking at this site should be acceptable to Hart District Council.
- 1.7 SMA recognise that based upon the Interim Hart Guidance on Parking Provision (2008), Odiham is identified as being one of a number of Settlements categorised as being in ‘a built up area’, where residents can reasonably expect to walk/cycle to some limited services. As a consequence, the parking guidance categorises the proposed site as being in a Zone 2 location.

- 1.8 In a Zone 2 location, the parking guidance suggests that the residential element of the proposal should provide a total of 6 spaces (a net increase of 3 spaces based upon the fact that the extant use has 1 x 4 bed flat on the 1st floor (parking for 3 spaces).
- 1.9 The National Planning Policy Framework (NPPF) has, as one of its core principles, a requirement for development to encourage sustainable transport. *“Planning should...actively manage patterns of growth to make fullest possible use of public transport, walking and cycling, and focus significant development in locations which can be made more sustainable”*
- 1.10 Additional guidance in a Planning Update from Government dated March 2015 states that “Local planning authorities should only impose local parking standards for residential development where there is a clear and compelling justification that is necessary to manage their local road network.” (<https://www.gov.uk/government/speeches/planning-update-march2015>).
- 1.11 Clearly, the Council accept that the property is located in an area where there are local facilities available to future residents of the units which will result in less reliance on the private car.

Existing Parking Restrictions

- 1.12 The High Street is subject to a parking restriction between Monday and Saturday 8am - 6pm to 2 hours with no return within 2 hours.



- 1.13 After 6pm Monday to Saturday up until 8am the following morning residents are able to park on the High Street without any restriction. This also applies on a Sunday where parking is unrestricted on the High Street.
- 1.14 There is a 'pay and display' car park owned by Hart District Council located to the end of Deer Park View known as "Palace Gate" This car park is within a 150m walk of the Applicants property, which equates to less than 1 minute walk.

- 1.15 This car park has capacity for 30 cars and is open between the hours of 9am to 6pm Monday – Saturday with the option of parking for over 4 hours at a cost of £4.00. it is also feasible to purchase weekly, monthly quarterly or annual season tickets.
- 1.16 There is also within a distance of 110m to the west of the Applicant’s property unrestricted car parking along the High Street. There is availability for up to 14 cars to park here without any parking restriction. This location can be reached on foot at an average walking pace of 3.4m/s within 32 second walk from the application site.

Car Parking survey Results

- 1.17 To assess the availability of parking spaces available both in the car park and along the unrestricted section of the High Street, the Applicant procured parking surveys from ‘360TSL’ an Independent Data Collection Company.
- 1.18 The parking surveys were carried out on Tuesday 11 January 2022 and on Saturday 15 January 2022 between 0700hrs and 1900hrs to establish parking availability. The results of the survey show the occupancy along the unrestricted section of the High Street and for the Palace Gate Car Park. **Appendix A** shows the full results for each hour throughout the day.
- 1.19 For the unrestricted section of the High Street the survey has confirmed that on the Tuesday there was always a minimum of 4 spaces available and this was similar on the Saturday when only between 3pm and 4pm parking availability was limited to 3 spaces.
- 1.20 For the Palace Gate Car Pak the survey demonstrated that the car park is significantly underused, the busiest hour being at 4pm on the Saturday when 14 spaces of the 30 spaces were occupied.

Summary of parking surveys

- 1.21 The parking surveys along the High Street and at the nearby ‘pay and display’ car park has demonstrated that there is ample spare car parking capacity to accommodate parking from the Application site throughout the day when parking is restricted.
- 1.22 Outside the restricted parking time period, overnight between 6pm and 8am the following morning, when this is likely to be the peak demand for resident parking, residents would be able to park in front of the property or on the opposite side of the High Street without inconvenience to retail or other users.

Summary and Conclusion

- 1.23 The application site ‘108 High Street Odiham’ is located within a Conservation Area which Hart District Council define as *“an area of special architectural or historical interest the character or appearance of which it is desirable to preserve or enhance”*.

- 1.24 Based upon its status of being in a Conservation Area, to provide designated parking spaces at the site would clearly change the character and appearance of the property which needs to be balanced against the Policy requirement to provide car parking to standard.
- 1.25 Furthermore, the site has previously been used as a retail premise on the ground floor with a 4 bedroom flat on the 1st floor without any designated parking spaces and as far as SMA are aware, this has operated without any adverse car parking impacts.
- 1.26 The recent car parking surveys has demonstrated that there is ample spare car parking capacity either on-road or within the Council's 'Palace Gate' car park for future residents to park, all within less than 1 minute walk away.
- 1.27 Based upon the above, SMA consider there should be no highway/parking objection to this application.

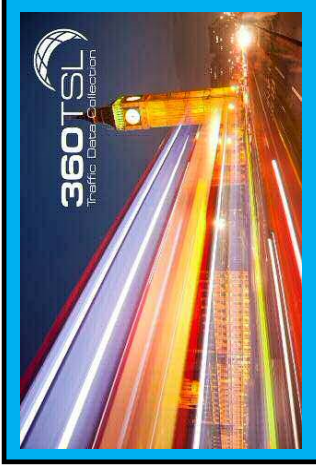
APPENDIX A

CAR PARK OCCUPANCY SURVEY

ODIHAM CAR PARK | Tuesday 11th January 2022 | 0700-1900

Day	Car Park -> Spaces ->	Standard		Other	Time
		Occupied	Stress		
Tuesday 11th January 2022	700	2	7%	0	700
	800	2	7%	0	800
	900	7	23%	0	900
	1000	8	27%	0	1000
	1100	8	27%	0	1100
	1200	10	33%	0	1200
	1300	9	30%	0	1300
	1400	9	30%	0	1400
	1500	9	30%	0	1500
	1600	7	23%	0	1600
	1700	7	23%	0	1700
1800	5	17%	0	1800	
1900	6	20%	0	1900	

NOTE:

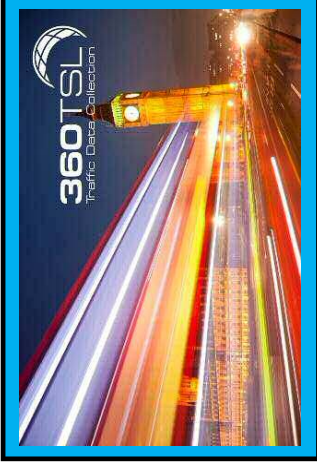


CAR PARK OCCUPANCY SURVEY

ODIHAM HIGH ST | Tuesday 11th January 2022 | 0700-1900

Day	Car Park ->		Standard		Other	Time
	Spaces ->	14	Occupied	Stress		
Tuesday 11th January 2022	700	4	29%	0	700	
	800	5	36%	0	800	
	900	9	64%	0	900	
	1000	7	50%	0	1000	
	1100	8	57%	0	1100	
	1200	7	50%	0	1200	
	1300	8	57%	0	1300	
	1400	9	64%	0	1400	
	1500	10	71%	0	1500	
	1600	7	50%	0	1600	
	1700	8	57%	0	1700	
1800	8	57%	0	1800		
1900	7	50%	0	1900		

NOTE:

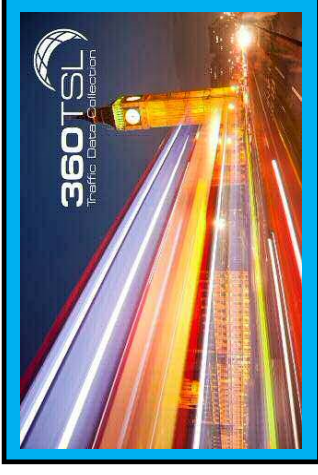


CAR PARK OCCUPANCY SURVEY

ODIHAM CAR PARK | Saturday 15th January 2022 | 0700-1900

Day	Car Park ->		Standard		Other
	Spaces ->	30	Occupied	Stress	
Saturday 15th January 2022	Time				Time
	700	4	13%	0	700
	800	5	17%	0	800
	900	3	10%	0	900
	1000	5	17%	0	1000
	1100	4	13%	0	1100
	1200	6	20%	0	1200
	1300	8	27%	0	1300
	1400	11	37%	0	1400
	1500	13	43%	0	1500
	1600	14	47%	0	1600
1700	11	37%	0	1700	
1800	9	30%	0	1800	
1900	7	23%	0	1900	

NOTE:



CAR PARK OCCUPANCY SURVEY

ODIHAM HIGH ST | Saturday 15th January 2022 | 0700-1900

Day	Car Park ->		Standard		Other	Time
	Spaces ->	14	Occupied	Stress		
Saturday 15th January 2022	700	7	50%	0	700	
	800	10	71%	0	800	
	900	7	50%	0	900	
	1000	8	57%	0	1000	
	1100	6	43%	0	1100	
	1200	7	50%	0	1200	
	1300	8	57%	0	1300	
	1400	10	71%	0	1400	
	1500	11	79%	0	1500	
	1600	10	71%	0	1600	
	1700	9	64%	0	1700	
1800	8	57%	0	1800		
1900	6	43%	0	1900		

NOTE:

