

# Residential Parking Needs Assessment

## Proposed Passivhaus at 40 Ham Green, Pill BDS20 0HA

### SUMMARY

The proposed development is a single four bed detached single family dwelling in the garden of an existing dwelling. Planning permission has already been granted for this development (reference 19/P/3168/FUL modified by 21/P/3343/MMA). This new application proposes a number of minor alterations to the approved scheme including changes to the parking provision.

The methodology is set out in the *North Somerset Council Residential Parking Needs Assessment* from *North Somerset Council Parking Standards Supplementary Planning Document November 2021* [The SPD] together with supplementary research about the availability of services within the village of Pill, and look at relevant future transport proposals that have already been commissioned.

Following this assessment of car parking provision, some non statutory changes are proposed that will contribute to sustainable transport for the new development. These are in line with North Somerset's Council policy as stated in the SPD that *"in accessible locations that are well served by public and active modes of transport, have good local facilities and are less reliant on private vehicle ownership, the council may consider levels of parking below the minimum standards set out in this SPD."*

### DESCRIPTION OF PILL VILLAGE

Pill village is an ideal location for sustainable development. It offers a wide range of shops, services and options for leisure, entertainment, medical care and worship, all in a compact settlement.

There are many local employment opportunities including the Eden Business Park at Ham Green, The Old Brewery Business Park, Penny Brohn UK, a primary and secondary school, and the medical, retail and leisure outlets in the village. Pill also follows the trend of more people working and running businesses from their homes. There are beauty based businesses, solar panel cleaning, builders, electricians and plumbers, arboricultural services, consultancy businesses, cake designer, hot air balloon rides, music teaching and fitness training.

There is a primary and secondary school (both rated Good by Ofsted), together with a nursery, and several baby and toddler groups. There is good provision for childrens' play and leisure sports.

The village is well served by transport links, with a major regular bus service both to Bristol Bus Station, a hub for ongoing travel, and Portishead, an expanding town with a wide range of shops and services.

### COMMITTED FUTURE TRANSPORT PROVISIONS:

The Portishead to Bristol railway line is being re-opened as part of MetroWest. The stated purpose of this is *"to transform rail travel in the region, generating over 2.7 million new rail journeys and giving 100,000 more people access to train services. The West of England Combined Authority is working in partnership with Department for Transport, Bath and North East Somerset Council, Bristol*

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City Council, North Somerset Council, South Gloucestershire Council and Network Rail to deliver new and more frequent rail services across the region”.

Pill railway station is on this route, 800m from the development site, and will be re-opened, offering hourly trains to Portishead and Bristol, the latter offering easy connection with the national rail network. Currently ecological work and Stage 5 design work is being completed.

### QUANTITATIVE ASSESSMENT

From Appendix B, North Somerset Council Parking Standards Supplementary Planning Document, November 2021

Criteria	Variation	Possible Score
1. Walking distance (m) to nearest bus stop with daily service	Less than 300m	5
	Less than 500m	3
	Less than 1000m	1
	More than 1000m	0
2. Most frequent bus service within 500m of the site	15 minutes or less	5
	30 minutes or less	3
	60 minutes or less	2
	Over 60 minutes	0
3. Number of bus services with an at least 60 minute weekday frequency stopping within 500m of the site	6 or more	5
	2 to 5	3
	1	2
	0	0
4. Quality of nearest bus stop (if within 500m of the site)	Good: Shelter, seating and flag; Timetable and Real-time information; Raised kerb and adequate footway width; Well lit, CCTV and overlooking buildings	
	Moderate: Shelter and Flag; Timetable Information; Adequate footway width, no raised kerb; Adequate lighting	1

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Poor: Marked only by pole and flag; Little or no timetable information; Narrow/no footway; Little or no street lighting		0
5. Walking/cycle distance (m) to nearest bus station or major interchange (defined as any location where 5 or more routes can be found within 200m walking distance)	Less than 500m	5
	Less than 1000m	4
	Less than 1500m	3
	Less than 2500m	2
	Less than 3500m	1
	More than 3500m	0
6. Walking/cycle distance (m) to nearest railway station	Less than 500m	5
	Less than 1000m	4
	Less than 1500m	3
	Less than 2500m	2
	Less than 3500m	1
	More than 3500m	0
7. Trains per hour in each direction from nearest station (if within 3500m of the site)	5 or more	5
	3 to 4	3
	1 to 2	2
	Less than 1	0
8. Quality of nearest railway station (if within 3500m of the site)	Good: Heated and enclosed waiting facilities; Toilets; Timetable and Real-time information; Ticket office and machines; Staffed for a majority of the day; CCTV and other security measures; Retail facilities; Cycle parking within close proximity; Fully accessible with lifts and ramps; Bus and taxi interchange	

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	Moderate: Waiting facilities – part enclosed; Toilets; Timetable and Real-time Information; Ability to purchase tickets; Part-time staffing; CCTV and other security measures; Cycle parking within close proximity; Some disabled accessibility; Taxi Rank only	1
	Poor: Poor waiting facilities – not enclosed; No toilets; Timetables only; Not staffed; No security measures; No cycle parking; No disabled accessibility; No taxi rank	0
9. Is the planned development within a Residents Parking Zone?	Yes	5
	No	0
10. Distance to edge (m) of Residents Parking Zone (if within RPZ)	More than 400m	5
	More than 200m	3
	Less than 200m	1
	No RPZ	0
11. Walking distance to nearest Car Club Bay	Less than 200m	3
	Less than 800m	2
	More than 800m	0
12. Is there an educational centre within walking distance (1000 metres or less)?	Primary and Secondary School/ College	5
	Primary School	3
	Secondary School/College	2
	No facility	0
13. Is there a grocery shop within walking distance (1000 metres or less)?	Shopping centre or High Street	5
	Super Market	4
	Corner Shop	3

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	No facility	0
14. Is there a General Practitioner or Pharmacy within walking distance (1000 metres or less)?	General Practitioner	3
	Pharmacy	1
	No facility	0
15. Quality of pedestrian facilities to local amenities	Good: Footways of at least 2m wide; Choice of pedestrian access points to sites in at least three directions; Pedestrian routes are well maintained, well lit and designated for disabled	3
	Moderate: Footways present at minimum width of 1m; Choice of pedestrian access in at least two directions; Pedestrian routes are maintained to a reasonable standard with some street lighting and some disabled facilities	2
	Poor: No footways adjacent to the site or narrower than 1m; Access from only one point; No street Lighting or disabled facilities	0
16. Is there an educational centre within cycling distance (2500 metres or less)?	Primary and Secondary School/ College	2
	Secondary School/College	1
	No facility	0
17. Is there a grocery shop within cycling distance (2500 metres or less)?	Shopping centre or High Street	2
	Super Market	1
	No facility	0
18. Number of major employment areas within cycling distance (2500 metres or less, sites identified to be agreed)	2 or more	2
	1	1
	No facility	0

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19. Quality of cycling facilities to local amenities	Good: Secure and sheltered bike storage; Good choice of safe access routes for cyclists; Design and maintenance of surrounding area sympathetic to cyclists; Topography in a majority of directions is suitable for cycling	2
	Moderate: On-road facilities and surfaces adequate for cyclists; Some choice of safe access routes for cyclists; Topography in some directions is suitable for cycling	1
Poor: Poor on-road facilities and surfaces; Limited choice of safe access routes for cyclists; Narrow roads, no cycle lanes; Challenging topography in close proximity of the site	0	
Is the development proposing, or located within 1000m walking distance of, a community work hub? (defined as a flexible workspace open to the community which reduces the need for workers to commute to company premises by offering an alternative workspace that	Yes	3
	No	0
Does the development propose any measures to encourage active/public modes of travel e.g. shared e-bike schemes, one-year free bus pass to residents etc? (Qualifying measures to be agreed with the Highway		

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### ASSESSMENT SCORE AND PROPOSALS

The Assessment scores 35. This equates to a discount of 16–25% reduction in provision.

Currently 3 spaces are proposed for each dwelling, 6 in total. A reduction of 16–25% would equate to a reduction from 6 car parking spaces to 4.5 to 5 spaces.

A total of 5 spaces is proposed, with 3 attached to the new dwelling and 2 attached to the existing dwelling.

The proposed new house is larger than the existing house and has a ground floor room particularly suitable for a home office, and it sits on a much larger plot. While parking provision is based on the number of bedrooms it should be noted that with the recent proliferation of home working, an ongoing trend only in part increased as a result of the pandemic, the smallest bedroom may be used for a home based businesses rather than having someone sleeping in it. The provision of this ground floor room allows greater occupation of the proposed house than the existing house. For these reasons the proposed house has a larger car parking provision than the existing house.

### ADDITIONAL PROVISION PROPOSED

Bike storage in both houses has been increase to space for four rather than three cycles. Both cycle storage areas now have mains electricity offering safe and secure storage and charging for e-bikes.

### APPENDIX A – SUMMARY OF SERVICES AVAILABLE IN PILL VILLAGE

(Please refer also to drawing 269/PL1000)

#### **Current businesses in Baltic Place Shopping Centre and nearby:**

- Co-operative supermarket, newsagent and cashpoint machine
- Cohens Pharmacy
- Oven Gleamers
- Kebab Takeaway
- St. Peter's Hospice Charity Shop
- Post Office and stationery shop (also serves Portishead and Abbots Leigh)
- Pill Resource Centre
- Chinese Takeaway
- Barber
- Beauty Salon
- Hairdresser
- Veterinary Practice
- Dog Gym Massage and Therapy
- Tatoo studio
- Hardware Shop (opposite GP surgery)
- Indian Takeaway (addition 4 minutes walk)

## **Residential Parking Needs Assessment Proposed Passivhaus at 40 Ham Green, Pill BDS20 0HA**

### **Main employment opportunities:**

- Eden Business Park at Ham Green
- The Old Brewery Business Park
- Penny Brohn UK
- Primary and secondary schools
- The medical, retail and leisure outlets in the village
- Gordano Motorway Services, 2.9km by bicycle, also on bus route

### **Flexible Workspace:**

- Leigh Court 2.7km distant.
- Pill Resource centre offers use of computers photocopying, printing and laminating

### **Main culture, hospitality and entertainment:**

- Pill Library and Children's Centre
- Pill Community Centre
- Pill Memorial Club
- Four Public Houses