

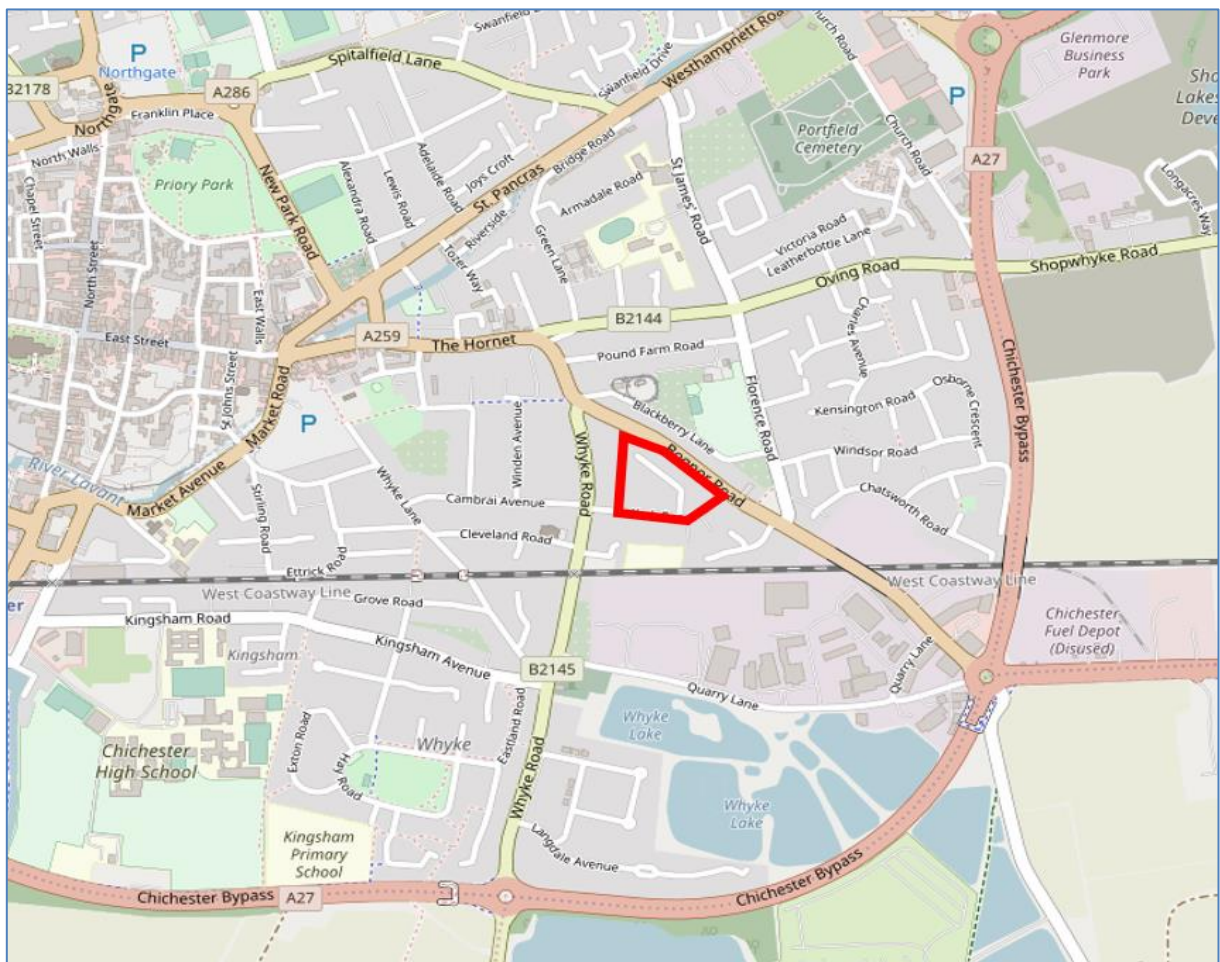
# Technical Note 04

|                    |                                |                     |        |
|--------------------|--------------------------------|---------------------|--------|
| <b>Project:</b>    | Royal Close, Chichester        | <b>Office:</b>      | London |
| <b>Project No:</b> | 784-A112571                    | <b>Prepared by:</b> | AM     |
| <b>Client:</b>     | Greyfriars Housing Association | <b>Approved by:</b> | GS     |
| <b>Date:</b>       | September 2023                 | <b>Status:</b>      | Final  |
| <b>Subject:</b>    | Parking Assessment             |                     |        |

## 1 INTRODUCTION

- 1.1 Tetra Tech (Tt) has been commissioned to provide transport consultancy services in connection with a two planning applications for proposed residential development of a total of three residential dwellings at Royal Close, Chichester. **Figure 1** illustrates the site location and surrounding context:

**Figure 1.1 Site Location**



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- 1.2 The site lies to the south-east of Chichester city centre, with the three proposed dwellings split across three parcels on Royal Close. The two applications consist of 2 x 1-bedroom flats on land to the rear of No. 3 York Road [Block J], and a 1-bedroom house on the end of the existing flats No. 30-37 facing Bognor Road. In addition to the three proposed dwellings there are four additional parking spaces adjacent to Block J and existing flats No. 58-65. The proposed layouts are included as **Appendix A**.
- 1.3 The purpose of this Technical Note is to assess parking within the Royal Close development and the level of provision required as part of the proposed developments.

## 2 BACKGROUND

- 2.1 Phase 1 of the development (planning ref. 19/02795/FUL) was granted full planning consent in March 2020, and comprised eight residential units with reconfigured car parking.
- 2.2 Phase 2 proposed a residential development for five residential dwellings and addressed car and parking accessibility.

## 3 POLICY CONTEXT

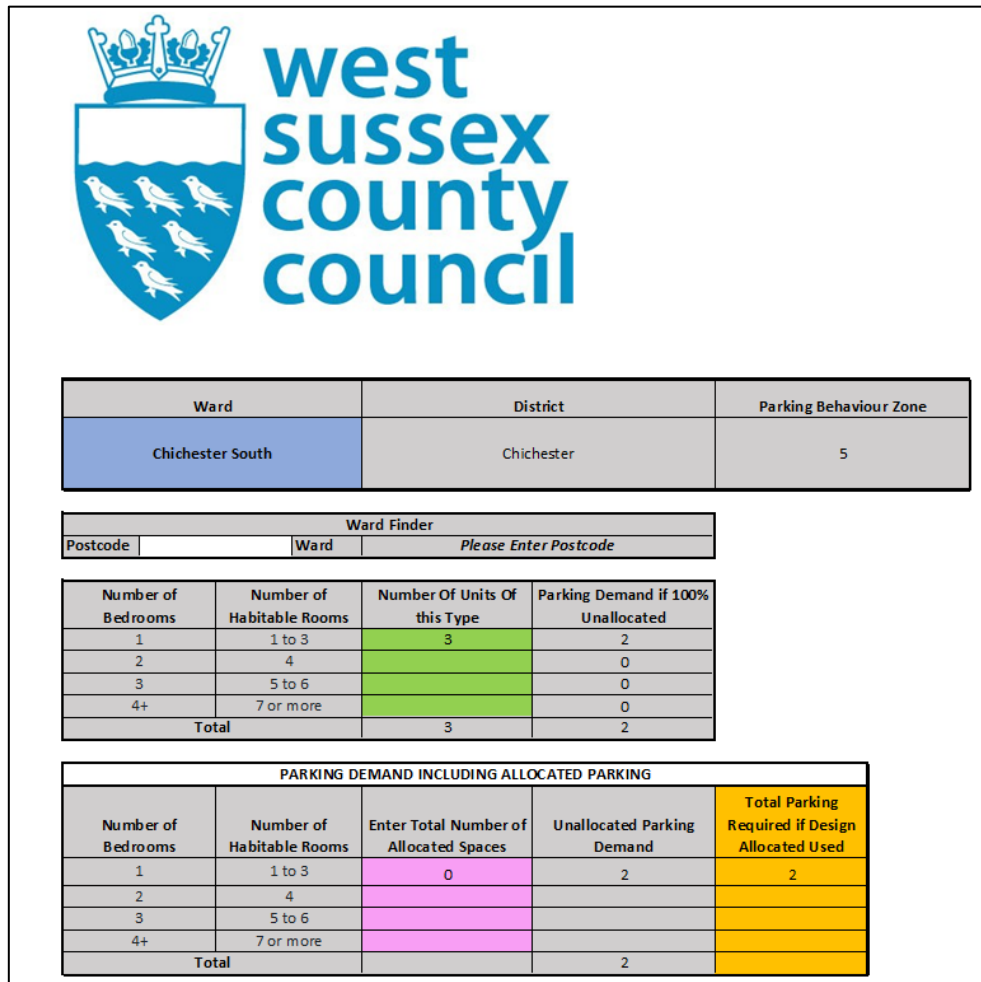
- 3.1 The 'West Sussex County Council: Guidance on Parking at New Developments (Sept 2020)' outlines the expected parking demand per dwelling<sup>1</sup> as shown below, based on Parking Behaviour Zones (PBZ):

**Table 3.1 Residential Parking Demand (spaces per dwelling)**

| Number of Bedrooms | Number of Habitable Rooms | PBZ1 | PBZ2 | PBZ3 | PBZ4 | PBZ5 |
|--------------------|---------------------------|------|------|------|------|------|
| 1                  | 1 to 3                    | 1.5  | 1.4  | 0.9  | 0.9  | 0.6  |
| 2                  | 4                         | 1.7  | 1.7  | 1.3  | 1.1  | 1.1  |
| 3                  | 5 to 6                    | 2.2  | 2.1  | 1.8  | 1.7  | 1.6  |
| 4+                 | 7 or more                 | 2.7  | 2.7  | 2.5  | 2.2  | 2.2  |

- 3.2 The site lies in Chichester South ward, which is in PBZ5 due to its accessible location.
- 3.3 Below is an extract from the 'West Sussex County Council Residential Car Parking Provision Tool' and shows the parking provision expectation for 3 no. 1-bedroom dwellings.

<sup>1</sup> West Sussex County Council: Guidance on Parking at New Developments (Sept 2020), Paragraph 5.2, Page 7, Table 2

**Figure 3.1 WSCC Car Parking Provision Tool**


Source: West Sussex County Council Residential Car Parking Provision Tool

## 4 PROPOSED DEVELOPMENT

- 4.1 The proposals consist of 2 x 1-bedroom flats and a 1-bedroom house with four additional parking spaces to be placed adjacent to Block J and existing flats No. 58-65.
- 4.2 WSCC policy guidelines state that for these proposed developments, a total of two parking spaces should be provided. However, as a result of comments from residents about the current strain on parking within the site, there is an opportunity to provide an additional two parking spaces to ease this strain.
- 4.3 By providing these extra spaces, car parking capacity for the wider site would be improved and would reduce stress on parking where residents feel it is lacking. Consequently, the provision of four spaces in total is considered appropriate.

## 5 SUMMARY & CONCLUSION



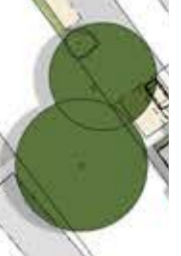
- 5.1 The proposals for two applications comprising a total of three residential dwellings at Royal Close, Chichester include four car parking spaces. Currently, car parking on site is limited and as part of previous planning applications, residents have indicated that parking provision is insufficient.
- 5.2 This Technical Note supports the notion that whilst two spaces are in line with WSCC guidelines, the additional two should be treated as spaces allocated to residents of the wider site.
- 5.3 Subsequently, it is not considered that there are any reasons why this planning application should be refused on transport grounds.

## APPENDIX A – PROPOSED SITE LAYOUT



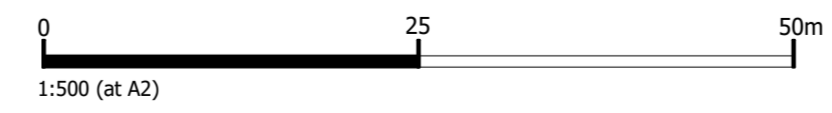


**KEY**

-  Entrances
-  Proposed Flat - Pending Planning Decision- ref: 22/00160/FUL
-  Existing Trees



| REV | DESCRIPTION         | DATE     | AUTHOR | CHK'D | NOTES |
|-----|---------------------|----------|--------|-------|-------|
| A   | Issued for Planning | 18.09.23 | CW     | SL    | -     |



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PROJECT  
 Proposed Development |  
 Rear Gardens to 1-2 York Rd  
 CLIENT  
 Chichester Greyfriars  
 Housing Association  
 DRAWING  
**BLOCK J - PROPOSED  
 SITE LAYOUT**

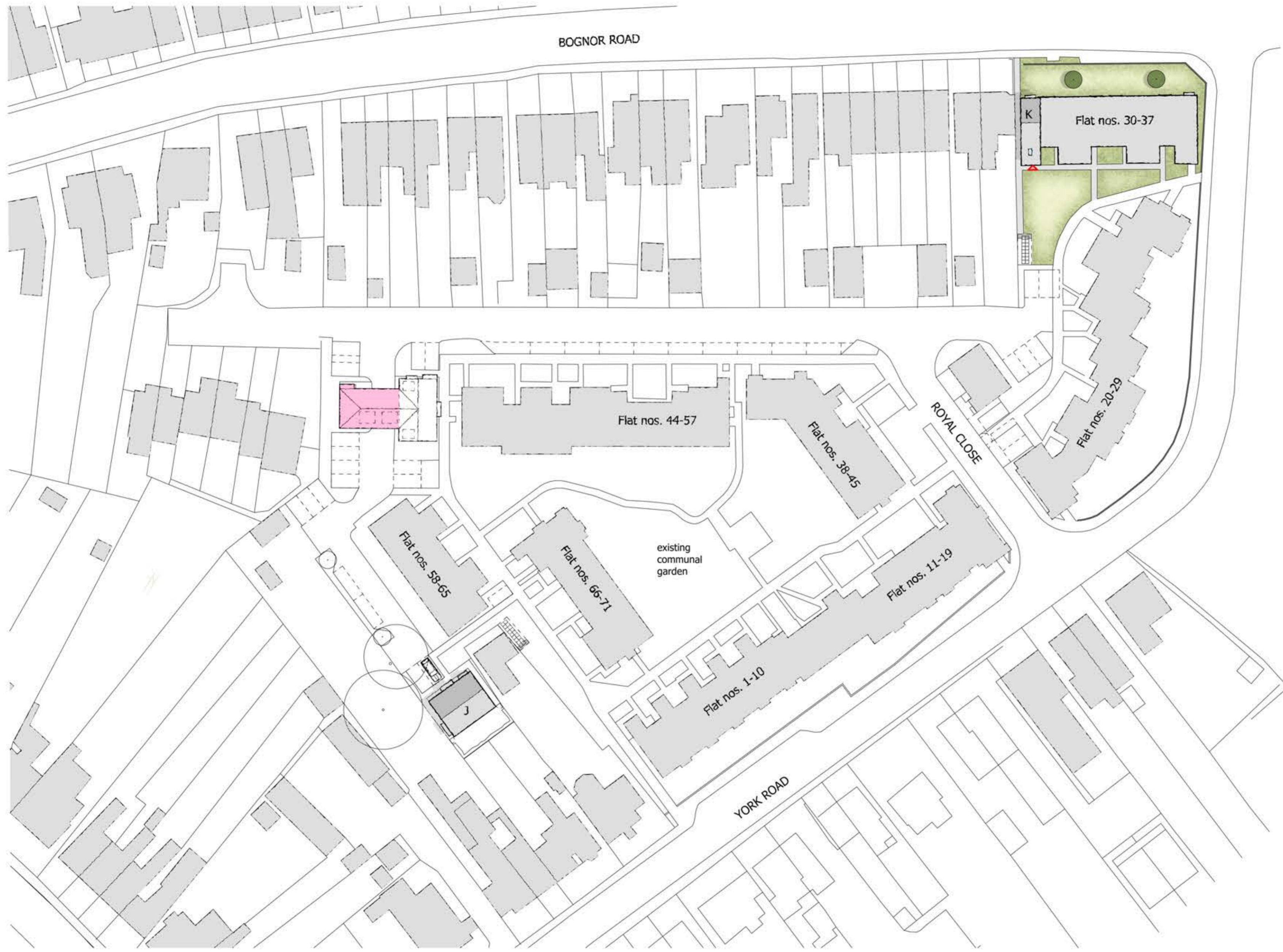
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**03/08/2023**

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**03**  
 AUTHOR/CHK'D  
**CW/SL**  
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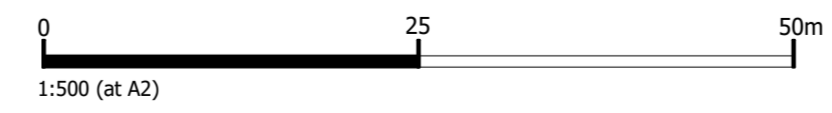


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PROJECT  
 Proposed Development |  
 30-37 Royal Close  
 CLIENT  
 Chichester Greyfriars  
 Housing Association  
 DRAWING  
**BLOCK K - PROPOSED  
 SITE LAYOUT**

JOB NO.  
**B046978**  
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**1:500**  
 DATE  
**03/08/2023**

DRAWING NO.  
**04**  
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