Parking Demand and Capacity Report

Proposed Development at

19-23 Broadwater Street West, Worthing, West Sussex Planning Application 11/0216/FULL

June 2011

the Civil Engineering Practice

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Introduction

This report has been prepared in accordance with West Sussex County Council's Guidance for Car Parking in New Residential Developments (September 2010) for submission in support of the Planning Application for this development.

Development Proposals

The proposed modifications to the building together with an extension will replace ancillary shop space with a small dental surgery incorporating three consulting rooms and add five self contained one bedroom flats. There is currently no onsite parking at the site and this will continue to be the case after development.

Parking Standards

West Sussex County Council's current maximum car parking standards are as follows applied to this development:

Dental Practice: 1 space per practitioner plus 4 spaces per consulting / examination room for visitors and staff plus 1 space per 20 square metres of office space for administrative and support staff = 20 spaces maximum.

Flats: See residential parking demand

Parking Demand

The West Sussex Residential Parking Demand Calculator indicates that the five flats will produce a total parking demand of 3 vehicles. This would be expected to be primarily an overnight requirement. The parking demand calculator results are attached to this report.

The dental surgery's parking demand will be in part dependent on the capacity available as an influence on mode of travel but is expected to be approximately 11 spaces (being 2 per consulting room for visitors plus 1 per consulting room for practitioners plus 2 for administrative and support staff.) The parking demand for the dental practice would solely be during the daytime and is not expected to coincide with the peak residential demand.

Parking Capacity

A parking beat survey was undertaken on Thursday, 23 June 2011 on streets most likely to be used for parking within a five minute walk of the development site. Two one hour surveys were taken between the hours of 05:00-06:00 and 10:00-11:00 with parking levels recorded every 15 minutes. The total capacity of the surveyed area is approximately 330 spaces before 08:30 and approximately 280 spaces after due to single yellow line restrictions.

ACE

QMS ISO 9001 REGISTERED FIRM

The survey times reflect a peak residents parking time (night time) being before morning travel to work to contrast with a daytime survey being after morning travel to work.

The night time survey shows parking levels at 70% within the surveyed areas with approximately 30% availability equating to 100 spaces spare capacity. The daytime survey shows the availability decreasing to 25% equating to 70 spaces partly due to a change in parking restriction.

The results including details of parking restrictions and available spaces are attached to this report together with a map which indicates the geographical extent of the surveyed area.

Conclusion

Based on the anticipated parking demand and the surveyed available capacity at the two distinct times of day it appears there is sufficient capacity on nearby public streets to accommodate this development.

WEST SUSSEX COUNTY COUNCIL CAR OWNERSHIP PARKING DEMAND TOOL

This parking demand tool has been compiled by West Sussex County Council. If you have queries relating to the information provided or require additional information please contact darryl.hemmings@westsussex.gov.uk.

Please input the ward name for your development location below by double clicking in the box or click box and use the drop down menu to the right of the box. The spreadsheet will automatically show the District and Ward of this location. If the ward is not known please input postcode into the Ward Finder. The tool will allow input up to 3 wards in the boxes below. Please refer to notes for more details.

Ward 1	Gaisford
District	Worthing
Ward 2	Broadwater
District	Worthing
Ward 3	Tarring
District	Worthing
Ward Tempro Factor 2009-2026	1.080849
District Tempro Factor 2009-2026	1.080934

west sussex county council

Ward Finder			
Postcode	BN149BT	Ward	Gaisford Ward

Note:

No special provision need be made for visitors where at least half of the total parking provision associated with a development is unallocated. In other circumstances, it may be appropriate to allow for additional demand for visitor parking of up to 0.2 spaces per dwelling.

In areas of parking constraint, levels of provision below predicted demand may be applicable.

The tool is expressed as number of Rooms (Per Unit). If data is not available in this format and number of Bedrooms is used this will need to be converted. A general guide for conversion is as follows but may differ in some cases.

Houses	Flats
1 bed = 3 rooms	Studio = 1 room
2 bed = 4 rooms	1 bed = 2 rooms
3 bed = 5 rooms	2 bed = 3 rooms
4 bed = 6 rooms	3 bed = 4 rooms
5 bed = 7 rooms	4 bed = 5 rooms

Garages will count as 1 space when allocating spaces.

Ward data used can be checked by the user by referring to the District-Ward Data Tables. The Ward Data Tables highlight if the Census data does not include data for certain dwelling sizes. In such cases car ownership values have been obtained using the nearest sized dwelling with same tenure and ward. For example, if no data is available for a private house with 1 room then data for a private house with 2 rooms has been used. The Car Ownership Data is highlighted in purple where such an approach has been used. Where Census data contains small samples for certain sized dwellings this is highlighted in red if <20, and green if <50 in the Total Demand column. In such cases, other wards should be selected to achieve a higher sample size.

Report Summary Table

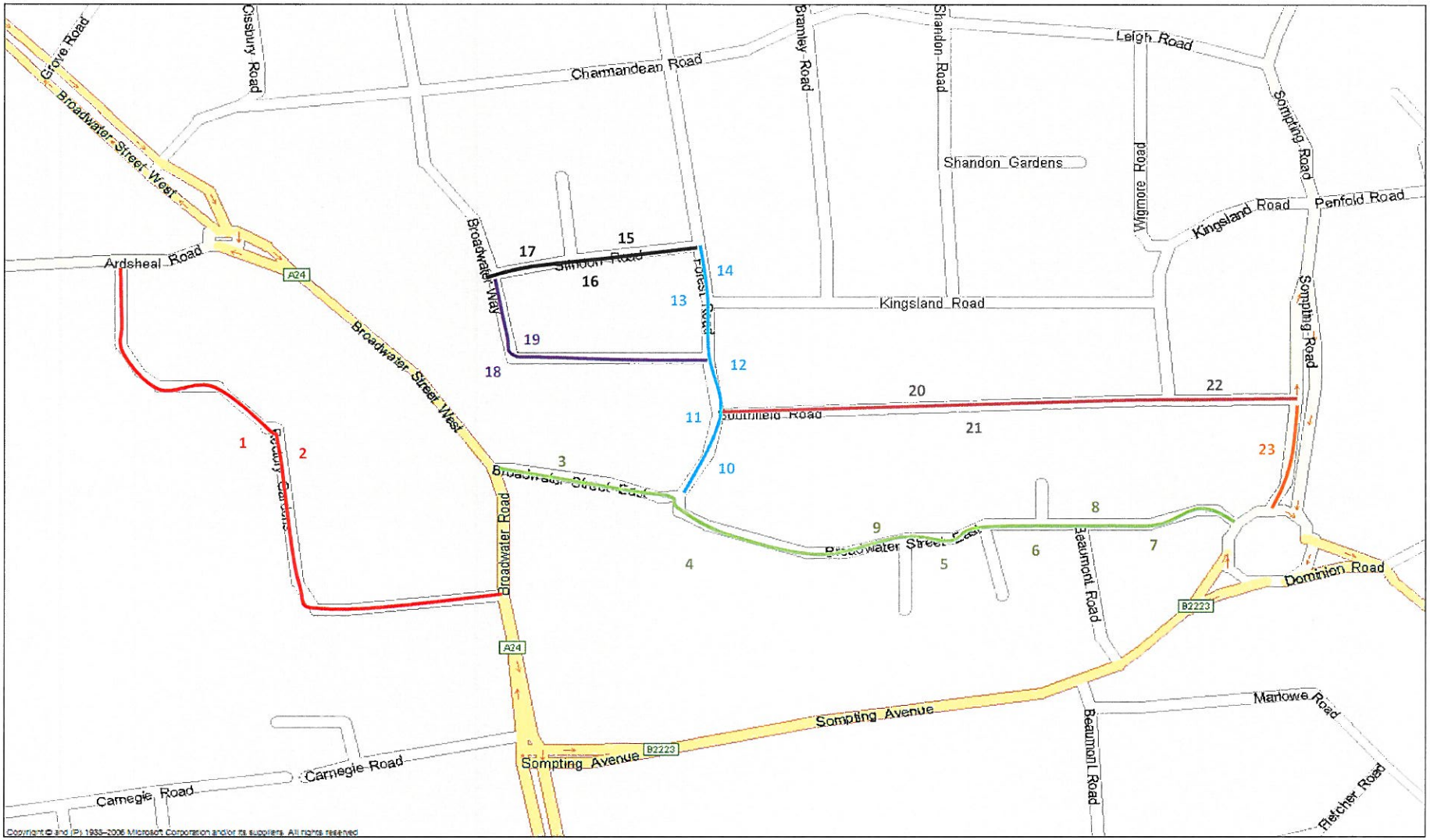
DEVELOPMENT MIX					ALLOCATED PARKING	PARKING DEMAND					
Ref.	Unit Type	Unit Tenure	Habitable Rooms (Per Unit)	No. of Units (Total)	Spaces (Per Unit)	Allocated No.	Unallocated for Residents		Unallocated for Visitors		Total Demand
							per unit	Total	per unit	Total	
A	Flats	Private	2	5	0	0	1	3	0	0	3
B											
C											
D											
E											
F											
G											
H											
I											
J											
K											
L											
M											
N											
O											
P											
Q											
R											
S											
Total				5		0		3.12		0.00	3

PROJECT CENTRE

PEOPLE | PASSION | PLACES

PARKING BEATS

AXIOM Traffic Limited



PARKING BEATS

AXIOM Traffic Limited

JOB REF: 14824

JOB NAME: WORTHING

DATE: 23/06/2011

DAY: THURSDAY

ZONE	LOCATION	SIDE OF ROAD	RESTRICTIONS	TIME - 05:00 TO 06:00				TIME - 10:00 TO 11:00				APPROX. MAX NO. OF SPACES AVAILABLE
				05:00 TO 05:15	05:15 TO 05:30	05:30 TO 05:45	05:45 TO 06:00	10:00 TO 10:15	10:15 TO 10:30	10:30 TO 10:45	10:45 TO 11:00	
1	RECTORY GARDENS	WEST	25 Unrestricted, 8 Single Yellow (no waiting Mon-Sat 8.30am-6pm)	15	15	15	15	25	26	28	28	33 (0500-0600 beats), 25(1000-1100 beats)
2	RECTORY GARDENS	EAST	3 Unrestricted, 26 Single Yellow.	4	4	4	4	4	3	5	3	29 (0500-0600 beats), 3 (1000-1100 beats)
3	BROADWATER STREET EAST BETWEEN BROADWATER STREET WEST & FOREST ROAD	NORTH	2- Mon-Sat 830am-6pm 1hr, no return for 1hr	0	0	0	0	1	2	2	2	2
4	BROADWATER STREET EAST BETWEEN BROADWATER STREET WEST & BROADWATER PASSAGE	SOUTH	8 - Unrestricted, 6 - Mon-Sat 830am-6pm	11	10	10	10	6	9	9	10	14
5	BROADWATER STREET EAST BETWEEN BROADWATER PASSAGE & THE QUASHETTS	SOUTH	All double yellow	0	0	0	0	0	0	0	0	0
6	BROADWATER STREET EAST BETWEEN THE QUASHETTS & BEAUMONT ROAD	SOUTH	4 - Mon-Sat 830am-6pm 1hr, no return for 1hr	0	0	0	0	2	2	1	2	4
7	BROADWATER STREET EAST BETWEEN BEAUMONT ROAD & ROUNDABOUT	SOUTH	7 - Mon-Sat 830am-6pm 1hr, no return for 1hr	5	5	5	5	3	1	2	2	7
8	BROADWATER STREET EAST BETWEEN ROUNDABOUT & PENRITH COURT	NORTH	8 - Unrestricted, 8 - Mon-Sat 830am-6pm	12	12	12	12	11	11	10	8	16
9	BROADWATER STREET EAST BETWEEN PENRITH COURT & FOREST ROAD	NORTH	14 Single Yellow, Rest Double Yellow	0	0	0	0	1	0	0	0	14 (0500-0600 beats), 0 (1000-1100 beats)
10	FOREST ROAD BETWEEN BROADWATER STREET EAST & SOUTHFIELD ROAD	EAST	6 Unrestricted	6	6	6	6	6	6	5	6	6
11	FOREST ROAD BETWEEN BROADWATER STREET EAST & BROADWATER WAY	WEST	2 Unrestricted	2	2	2	2	2	2	2	2	2
12	FOREST ROAD BETWEEN SOUTHFIELD ROAD & KINGSLAND ROAD	EAST	5 Unrestricted	4	4	4	4	5	5	5	5	5
13	FOREST ROAD BETWEEN BROADWATER WAY & SLINDON ROAD	WEST	8 Unrestricted	4	4	4	4	6	5	4	5	8
14	FOREST ROAD BETWEEN KINGSLAND ROAD & SLINDON ROAD	EAST	4 Unrestricted	4	4	4	4	1	1	1	1	4
15	SLINDON ROAD BETWEEN FOREST ROAD & SLINDON CLOSE	NORTH	10 Unrestricted	7	7	7	7	8	7	6	5	10
16	SLINDON ROAD BETWEEN FOREST ROAD & BROADWATER WAY	SOUTH	13 Unrestricted	9	9	9	9	13	13	12	12	13
17	SLINDON ROAD BETWEEN SLINDON CLOSE & BROADWATER WAY	NORTH	5 Unrestricted	3	3	3	3	5	5	5	5	5
18	BROADWATER WAY	WEST / SOUTH	16 Unrestricted	10	10	10	10	16	16	16	16	16
19	BROADWATER WAY	EAST / NORTH	16 Unrestricted	8	8	8	8	15	15	15	15	16
20	SOUTHFIELD ROAD BETWEEN FOREST ROAD & WIGMORE ROAD	NORTH	45 Unrestricted	45	45	45	45	30	30	30	29	45
21	SOUTHFIELD ROAD BETWEEN FOREST ROAD & SOMPTING ROAD	SOUTH	58 Unrestricted	58	58	58	57	44	43	41	40	58
22	SOUTHFIELD ROAD BETWEEN WIGMORE ROAD & SOMPTING ROAD	NORTH	11 Unrestricted	11	11	11	10	5	5	5	5	11
23	SOMPTING ROAD	WEST	9 Unrestricted	9	9	9	8	9	9	8	8	9