

Application Ref	24/00015/FUL		
Contact Name	A Lyons	Submission typ	O - Objection
Reocode	PARK - Parking HIGHWA - Traffic generation/access	Contact address	26 Westminster Drive, Hockley
Contact Email		Postcode	SS54XD`
Objector type	IP - Interested Party	Phone number	
Id	15071	Timestamp	2024-04-23 09:44:07.704+01

Comment	<p>I have concerns about the parking provision with the planning application - particularly regarding Building A (as per the Parking Management Plan).</p> <p>Building A: Item 3.10 on Page 5 of the Parking Management Plan states that because the target audience for proposed dwellings is "over-55" then they should not need ANY parking spaces. None. This seems completely unreasonable to me.</p> <p>People over the age of 55 still work. They still drive for errands and leisure. They still have family and friends come to visit them. To suggest that none of them would require vehicles (and therefore parking spaces) because they are older is nonsense.</p> <p>The parking provision for Building A is insufficient and plans should be amended. I struggle to see how the development company isn't just hoping that this detail goes unnoticed.</p> <p>Building B: Building B in the Parking Management Plan seems, for the most part, to be self-contained, although I've not been able to establish the parking ratio (cars to dwellings) for it.</p> <p>Main Building (Building C): For the main building (Building C in the Parking Management Plan) the ratio of residential parking spaces is 1 (i.e. one parking spot per home). That doesn't seem sufficient given that at least some of the residents of the 50 new dwellings are going to require a second car. There may be working couples or families, those with teenagers of driving age etc.</p> <p>I would feel more comfortable were the ratio higher, perhaps closer to 1.5.</p>
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Without sufficient parking, cars will inevitably end up parking on the road and in nearby residential areas causing problems which the development company will have created, but not be responsible / liable for fixing.

I note that Building C uses underground parking, potentially this provision could be expanded (i.e. so the underground parking goes deeper to provide additional spaces for new residents).

Traffic:

I lastly have concerns about traffic in the area. The one junction which all cars would have to enter and exit through can already get incredibly busy throughout the day. Having so many additional properties at this site and only one exit by which they can enter / leave is going to make high-traffic times in Hockley worse.

I can't see much solution to this problem except for scaling back the plans. I appreciate the need for new homes, but this seems like too many in an already crowded area.