

HPC input to Planning Committee 24th September 2019 re Mandarin Development

I am speaking on behalf of the Hilton Parish Council.

Firstly, I would like to thank the applicant for the changes they have made as we believe that these are generally positive for the site.

However, the council were disappointed that there was not full recognition of the potential parking issues that can arise, as highlighted in our input in June.

Hilton has a very high ratio of car ownership to household by the very nature of its commuting working population. On average there are nearly 2 cars per household, with many households having 3,4 and even more vehicles. Previous planning decisions have not given enough recognition to these factors and have resulted in some areas of Hilton having serious parking issues.

This is about human behaviour and we believe is driven by the heavy shopping or baby issue i.e. not willing to carry from a remote parking area and also the convenience of not wanting to shift cars around when parked end on end – it is easier to leave one car on the road in front of the house.

This has been highlighted in the parking survey we carried out. From this we can conclude that having more than 7% of spaces not adjacent to the dwelling and not parallel, leads to a parking problem, makes for a potentially unsafe environment, makes access for the bin lorry difficult, as has been testified to by SDDC Waste Management, and potentially could be an issue for the access of emergency vehicles. Specifically, for the proposed layout of the Mandarin site, whilst the ratio of parking spaces to houses is 2 (we do not count garages as parking spaces), 50% of the parking spaces are tandem i.e. not parallel and approximately 15% of these spaces are not adjacent to the dwelling they serve.

To be precise, the layout of parking spaces for plots, 2,3 and 4 is likely to lead to on road parking opposite the entrance to the Mandarin.

There is likely to be on road parking outside plots 6,7 and 8. Likewise for plots 31,32 and 34.

The area that will potentially have the worst problem is outside plots 13,14,15 and 16 with on road parking opposite on road parking outside plots 21,22 and 23.

Hilton Parish Council would urge the applicant and SDDC to review the proposed layout with a view to increasing the number of dwellings with parallel parking in front or adjacent to them.

Ignoring these issues at the planning stage means that it is the future residents of the site that have to contend with the consequences not the applicant or SDDC.

Thank you.