

## Summary of Transport Objection Statement

**Overview:** These proposals would harm highway safety. There are simply not enough parking spaces planned for the site, which will lead to overspill parking in the surrounding residential roads that are already over congested and prone to hazardous conditions.

### Points to note:

- The applicant has provided no evidence to justify the figure of 65 parking spaces to cater for potentially more than 200+ residents and all their carers, office workers, maintenance, gardeners, deliveries and auxiliary staff in 122 units and associated community hub, restaurant, cafe, wellness facilities, workshops etc. Their transport submission fails to identify the full range of impacts.
- The applicant's estimates for that number of parking spaces is based on inadequate data including comparison to non similar schemes that have a completely different context (e.g. no nurseries and schools nearby)
- SCAN has calculated that a more reasonable number of parking spaces that would be actually required for a scheme of this size would be nearer to 116.
- SCAN carried out its own parking survey and the results show that there are already limited spaces throughout the day - often just a handful in surrounding streets - meaning that there is already a significant amount of illegal, obstructive and unsafe parking causing unnecessary hazards. This would be further compounded by any additional traffic and parking pressures.
- Scan also carried out an independent poll of local residents and found that 81% of the 298 respondents see issues with parking in Westbury Park having a dangerous impact on road safety, with 67% having witnessed accidents, incidents or near misses in this area (44% more than once). This can only increase with a further 50+ cars circling the roads competing for rare spaces.
- There are clear highway safety concerns for the two proposed new entrances. Firstly, plans to open up an vehicular entrance on the T junction of Bayswater Avenue, Etloe Road and St helena Road would pose hazards for children walk to school and the nursery drop off zone..Residents are also concerned that the proposed pedestrian access to The Glen would increase the risk of it being used for overflow parking.
- The lack of parking in this area is already acknowledged both by the council and the planning inspectorate (relating to previous planning applications that states it as noted that "parking is at a premium" and causes "significant hazards for all users of the highway" and also by the applicant itself who state "roads to the south such as The Glen and Belvedere Road are on the edge of the residents parking zone and have issues with lack of on-street parking for residents".

### Conclusion:

It is clear that the developers are not producing sufficient parking to avoid an unacceptable impact, and the application should therefore be refused on these grounds.