

Please note: This is a Discussion Document not a Policy Document

Pettistree Community Benefit Fund

Car Park?

The Parish Council is considering whether a car park for the village should be put forward as a 'community benefit' for the purpose of the money due to the Parish from the Loudham Solar Park CB Fund. We are also likely to be asked for ideas for use of the CIL from the Hopkins development. There may also be grants for village infrastructure projects.

To assist in reaching a decision this Note sets out some of the questions.

1. Does Pettistree need a village car park?

Yes:

- The Church needs further car parking in addition to that at the Parish Room which is now used for church and pub visitors. The extension of the existing car park would – if it happened – be into a wildflower meadow part of the churchyard
- The pub needs more car parking: cars are often being parked in the street and double parked in the pub car park
- The Village Hall has a car park but it is used by a number of groups and its distance is unlikely to persuade pub users to park off road unless they are directed to do that
- There have been reports of vehicles being parked on the village green by visitors

No:

- Pettistree residents do not need on-street parking or a car park
- The provision of one could attract more visitors/vehicles
- Some residents will have a new car park near their homes
- The parish would be expected to pay annual rental for the car park/or buy a plot of land and keep it maintained

2. Should a Public meeting be held to consult Pettistree residents about the use of funds for a car park?

3. If the council agrees that a car park is needed what size would be sensible?

Assuming 20 cars at the standard requirement for 160square feet of space for each it can be estimated that about 0.14 of an acre will be needed plus driveway, turning space so, potentially, 0.25 of an acre. This is a very rough estimate and expert advice must be sought to draw up a workable plan. We will probably require planning permission. Do we need 20 spaces?

4. What are the location options?

Cllr James Hayward has offered three possible sites:

4.1 Off Walnuts Lane just beyond Rogues Cottage

4.2 Opposite Home Farm

4.3 Opposite Pettistree Grange off The Street (bordering 3 Tuns land)

The offer is to rent, not sell, the land (partly because of the additional costs of legal fees/surveys etc) and he would seek advice about a suitable rental fee and a contract for a rolling 5-year lease.

5. Are there other solutions to absorbing more car parking?

10 March 2022

SPJ