

Parking Justification Statement

Re: 36 West End, Holbeach, Spalding, Lincolnshire, PE12 7HA

West End Garage & Petrol Station

The proposed development relates to a small-scale convenience retail unit associated with the existing West End Garage & Petrol Station at 36 West End, Holbeach, Spalding, Lincolnshire, PE12 7HA.

The proposed retail **service area** measures approximately 124m², with a total of 9 on-site parking spaces (Seven plus two at the petrol stand) proposed.

Whilst the parking provision is below the general parking guideline of 1 space per 14m² GFA, typically applied to standalone food retail uses, the proposed level of parking is considered appropriate and sufficient in this instance due to the operational characteristics and context of the site.

1. Ancillary Nature of the Retail Use

The convenience retail element is intrinsically linked to the existing petrol filling station operation and does not function as an independent destination supermarket. The majority of customers are expected to be existing fuel customers making linked convenience purchases during refuelling visits.

2. Linked Trips and Reduced Parking Demand

Unlike standalone retail premises, the development benefits significantly from linked trip patterns, whereby customers already present on site for fuel purchases utilise the convenience store during the same visit. As such, the proposal generates a substantially lower parking demand than a conventional standalone retail unit of equivalent floor area.

3. Short Duration Visits and High Turnover

Customer visits are anticipated to be of very short duration, typically associated with quick convenience purchases. Consequently, the parking spaces will operate with a high turnover rate throughout the day, increasing the overall efficiency and capacity of the parking provision.

4. Existing Operational Characteristics of the Site

The site has historically operated as a petrol filling station and MOT centre with associated customer parking and vehicle circulation. The proposed arrangement maintains adequate manoeuvring space, safe vehicular circulation, and suitable access arrangements while accommodating operational requirements associated with both the fuel and retail uses. (Please see D&A Statement)

5. Site Constraints and Balanced Design Approach

The parking layout has been designed to achieve an appropriate balance between parking provision, vehicle manoeuvrability, pedestrian safety, servicing arrangements, and landscaping. Increasing parking numbers further would result in excessive hardstanding and would adversely affect the overall layout quality and safe internal circulation within the site.

6. Sustainable Location and Local Catchment

The site serves the immediate local community, together with passing motorists along West End. Due to the localised nature of the use and accessibility from nearby residential areas, a proportion of customers are also expected to access the **site on foot or by cycle**.

7. No Anticipated Severe Highway Impact

Given the modest scale of the retail floor area, the linked-trip nature of the development, and the operational characteristics of petrol filling station convenience retailing, it is not anticipated that the proposed parking provision would result in significant overspill parking or any severe impact on the surrounding highway network.

Based on the above considerations, it is considered that the proposed provision of a total of 9 parking spaces, plus a cycling rack (up to six bikes), is appropriate and sufficient to meet the operational requirements of the development at 36 West End, Holbeach.