



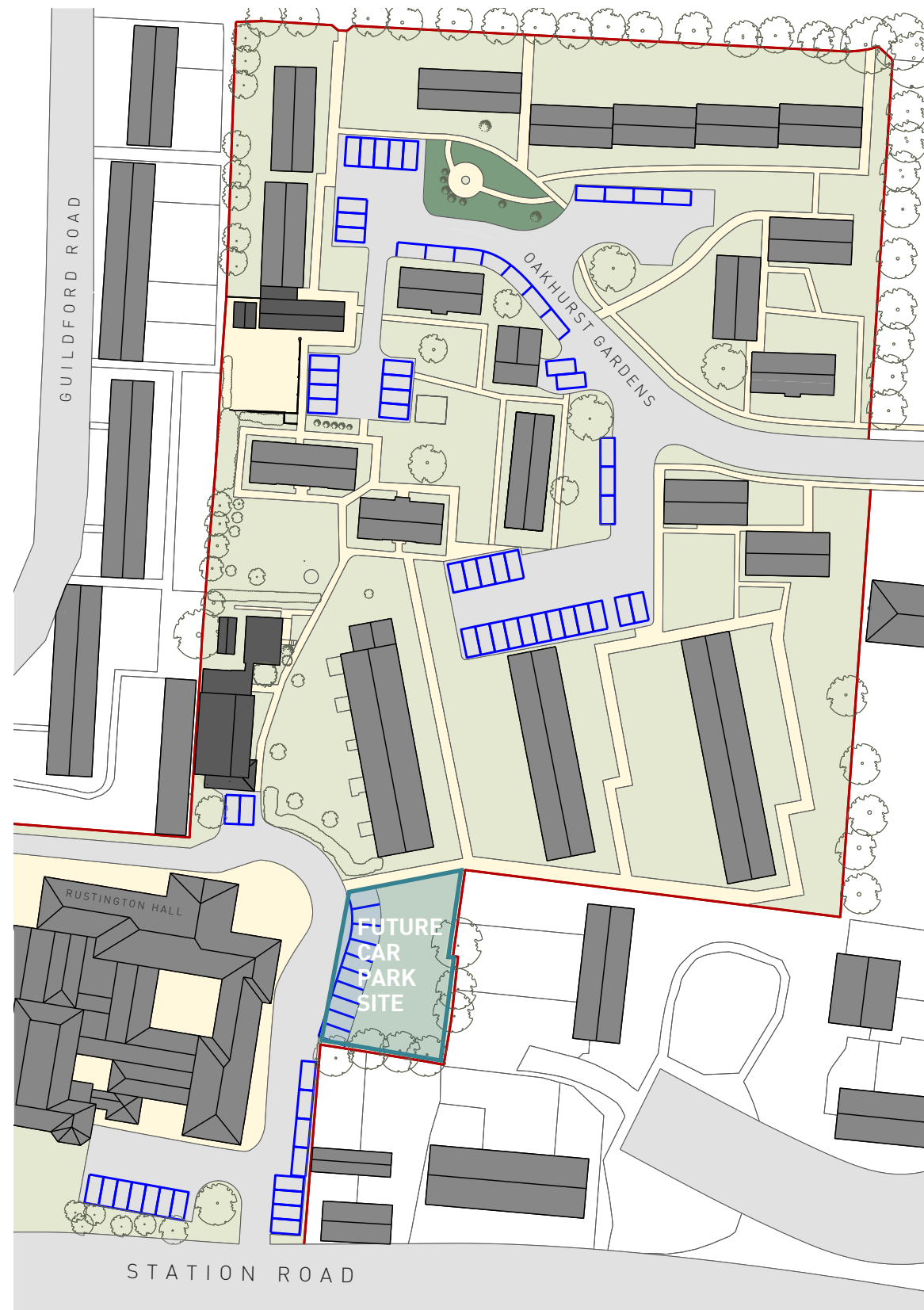
Supplementary Information

Oakhurst Gardens
Residential building and Laundry

5th February 2021

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Parking Analysis

There is parking available accessed by two entrances to the site.

Oakhurst Gardens Entrance

There are currently 50 spaces accessed from the Oakhurst Gardens entrance for use by the residents of the assisted living, carers and visitors. There is also several areas where informal unmarked parking on the street side is available.

Existing number of designated parking spaces:
50 total

Number of sheltered housing residents who own a car:
26 out of 87

Number of residents currently needing daily carer assistance:
3 residents

Number of staff needing parking daily:
0-5 staff members
Staff are encouraged to use parking on the Station Road entrance.

Number of spaces remaining for visitors:
16-21 spaces

Station Road Entrance

There is a total of **27 spaces** located off Station Road to be used by staff on the site and visitors to the Rustington Hall care home.

An area highlighted in blue has been allocated to provide an expansion to the parking on the site. This will form part of a future planning application. Once this has been implemented all staff working across the site will be encouraged to use the Station road parking area, therefore reducing the parking demand to the north on Oakhurst Gardens.

Summary

There is currently 2 additional spaces being proposed. On average, less than a third of the current sheltered housing residents currently own a car and therefore the same assumption could be made for any new residents moving on to the site. The analysis of the existing car ownership combined with the new spaces and future parking area shows that there should not be a detrimental impact on residential amenity on the site by implementing 2 additional spaces.

 Parking spaces



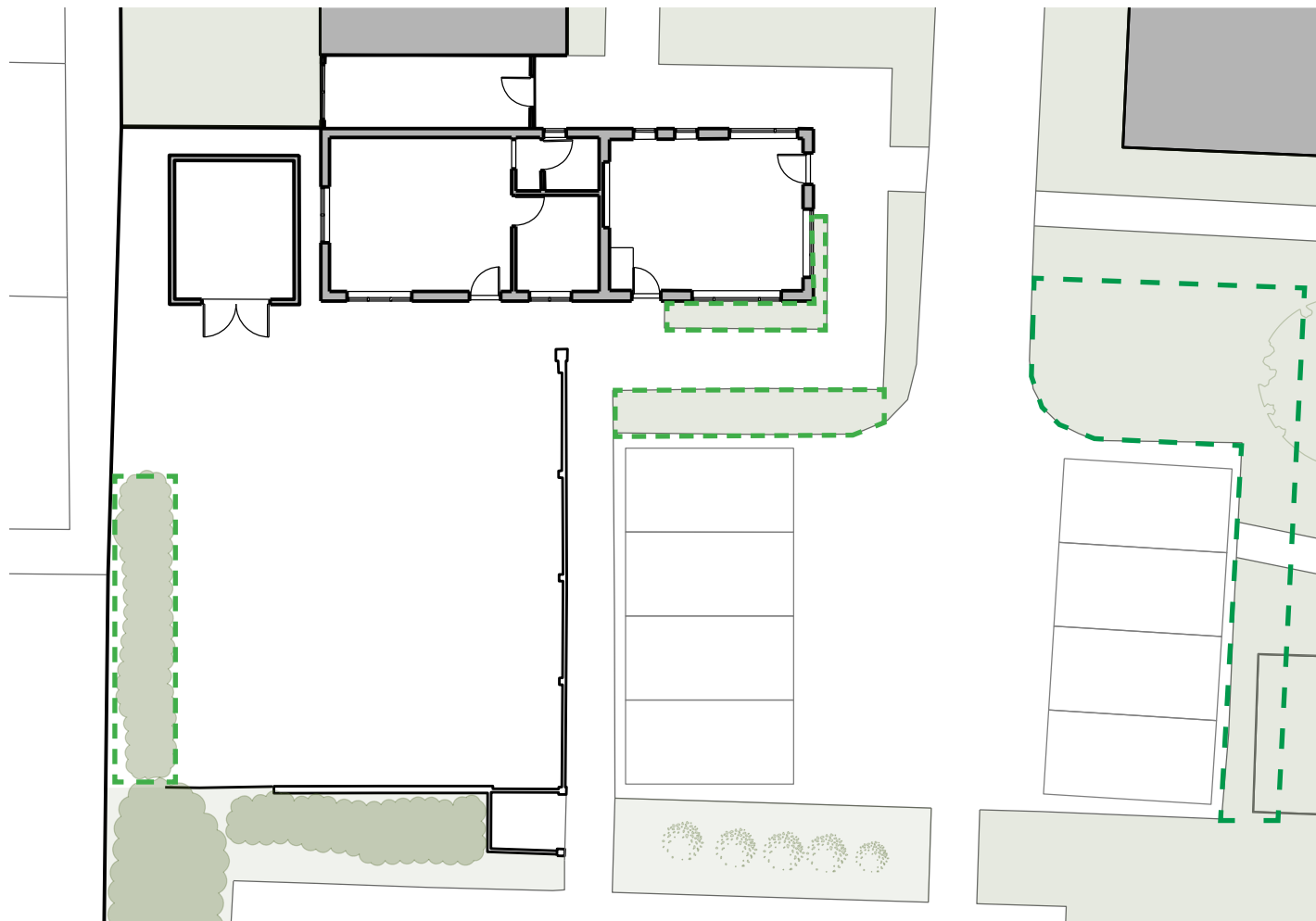
Existing site showing large area of hard standing

Ecology & Biodiversity

The site currently consists of a large area of hard standing, border hedging and areas of grass verge. There is a lack of plant biodiversity in this area of the site as areas of grass are kept well maintained and short offering very limited value in terms of biodiversity.

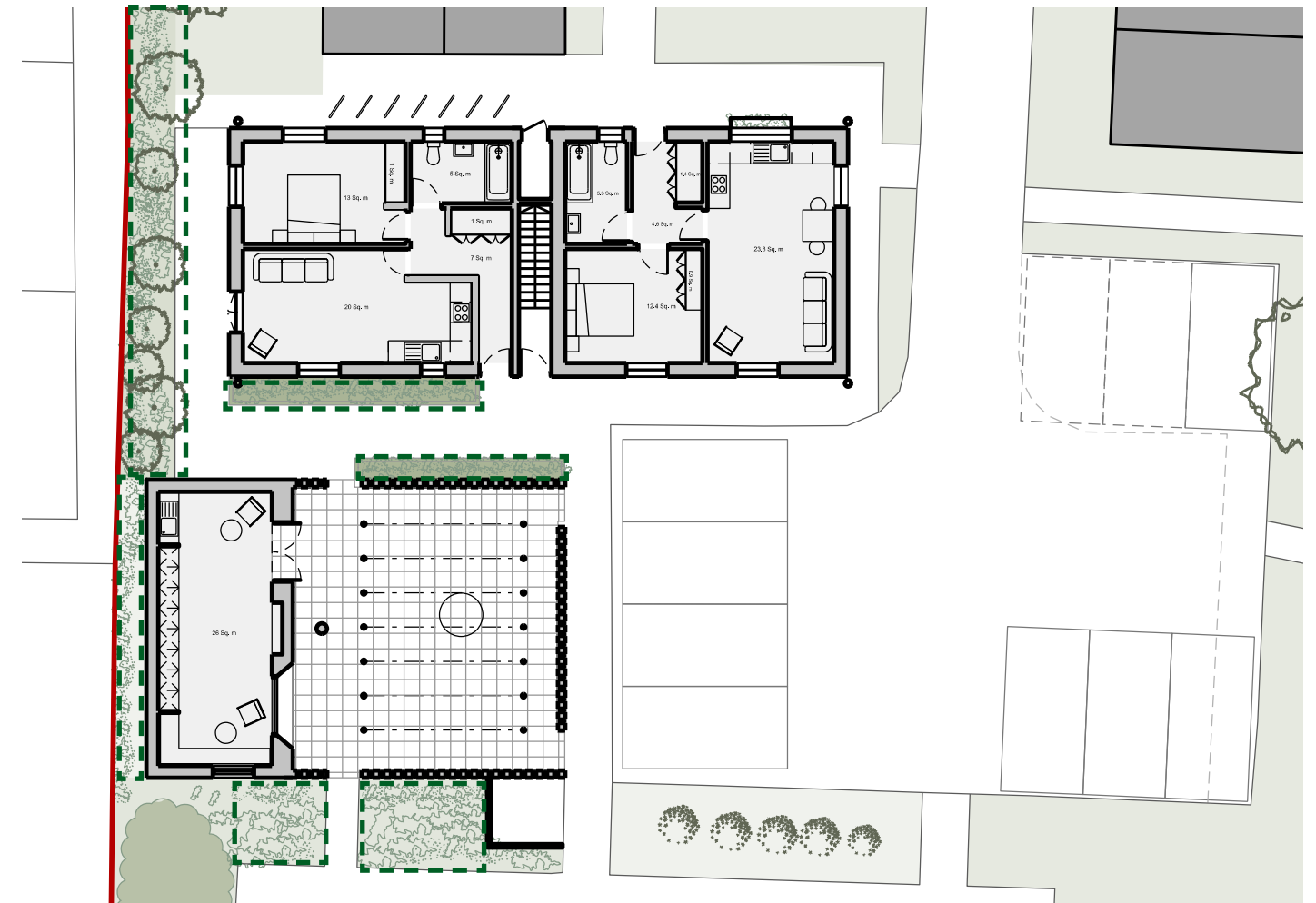
Whilst there is an overall loss of grass area in the new proposal to allow for the increased parking capacity there is a significant increase of approximately 33m² of planted and landscaped area being introduced to encourage and promote biodiversity in this area of the site.

EXISTING

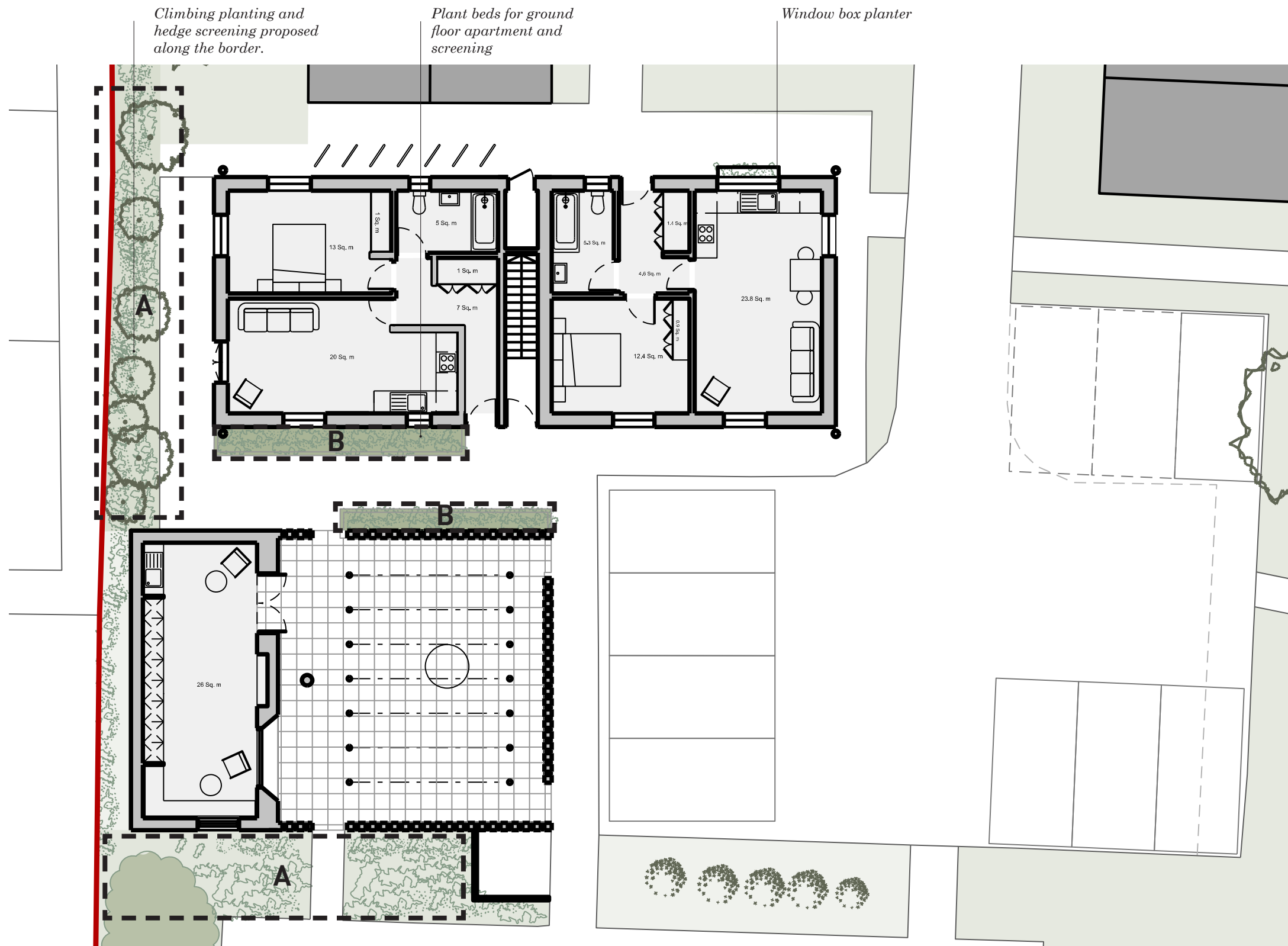


--- Grass verge area removed - 55m²

PROPOSED



--- Gain in landscaped biodiverse planting - 33m²



Landscape & Ecology

The proposed new landscaping is an integral part of the scheme, it will provide flower beds and window boxes for residences to take ownership of if they wish to do so.

Planting along the boundary including climbing and screening plants and small trees will be introduced to help to screen and soften the proposed buildings along the boundary for the residents on Guildford Road. This will also provide increased biodiversity to attract insects and birds to this area of the site.

Proposed planting species and habitats

Area A - Screening shrubs and small trees growing 3-6m height

- Cherry blossom tree
- Acers
- Buddleia
- Griselinia
- Photinia
- Oleander

Bird boxes will be installed along the boundary within the taller planting to provide habitats for local species.

Area B - Low lying florals and grasses in plant borders to encourage insects such as bees.

Overall it is considered that this proposal will provide a significant overall net gain in biodiversity

Proposed plant species



Cherry blossom



Acer



Griselinia hedge



Buddleia



Oleander



Bird boxes