

From: Amanda Scholes on behalf of Planning.Responses
Sent: 11 February 2021 09:56
To: Planning Scanning
Subject: FW: R/227/20/PL - Laundry, 38 Oakhurst Gardens

Amanda Scholes

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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 11 February 2021 09:39
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: R/227/20/PL - Laundry, 38 Oakhurst Gardens

Please scan as additional comments from consultee

Anita Gardner
Principal Planning Officer,
Directorate of Place

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From: Ian Hayward [REDACTED]
Sent: 11 February 2021 08:37
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: R/227/20/PL - Laundry, 38 Oakhurst Gardens

Hi Anita,

Thanks for this additional info.

I was satisfied before that there would not be any impact to parking pressure upon the maintained highway network. The analysis below would suggest to me that there is currently enough spare capacity within the wider sheltered housing complex to accommodate the calculated under provision of 4 spaces created by the proposal when assessed against the Arun DC Parking Standards.

An argument could also be formulated that if the existing residents of the wider sheltered housing complex generate parking demand of 26 vehicles from 87 residents a more representative parking demand of 0.3 spaces per resident will be generated. For 3 x 1 bed flats that could theoretically provide accommodation for 2 people per flat could create a parking demand of 1.8 spaces which is in line with the additional spaces provided as part of the proposal. Therefore a demand of 2 spaces does seem to be a more realistic site specific demand compared to the more 'generic' Arun Parking standards. While there will also be a need for staff / visitor parking this type of parking would not be permanent and could be provided by the spare capacity that the applicant has outlined.

I trust this assists

Ian Hayward
Planning Services

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 09 February 2021 17:25
To: Ian Hayward [REDACTED]
Subject: R/227/20/PL - Laundry, 38 Oakhurst Gardens

Dear Ian,

Further to your latest comments the agents have provided clarification regarding the current parking demand:

'The car park adjacent to the development currently has 8 spaces for use by residents. There are currently 50 parking spaces across the Oakhurst Gardens site for use by the residents of the assisted living with a total of 87 residents on the site. There are 27 spaces located off Station Road to be used mainly by staff and visitors to the Rustington Hall care home. In respect of parking generation Arun parking standards in parking Zone 4, require 1 parking space per 1 bed flat. The existing parking area is being reconfigured to provide an additional 2 parking spaces. An under provision of 4 spaces therefore results, but the site is located away from the public highway. Whilst the proposal does not accord with the parking standards this application only relates to part of a much larger development. Parking analysis at the site demonstrates that the number of sheltered housing residents who own a car is currently 26 out of 87, the number of residents currently needing daily carer assistance is 3 residents and the number of staff needing parking daily is no more than 5 (staff are encouraged to use parking on the Station Road entrance) and therefore the number of spaces remaining for visitors is 16-21 spaces. It would therefore not be anticipated that any overspill parking will take place or impact upon the public highway.'

Do you have any additional comment to make given the analysis provided?

Thanks

Anita

Anita Gardner
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