

Land to the south of Alfrick Close, Redditch – 20/01638/FUL

Parking provision

The proposed care home provides 24no. parking spaces, see extract from site plan below. Spaces 1 – 7 to the north of the site provide 3no. electric vehicle charging points in spaces 1, 2 and 3, which can be used for standard vehicles if there are no electric cars requiring charging and 2no. disabled spaces in spaces 6 and 7. There is an ambulance/taxi drop off point at the front of the entrance that remains clear at all times for the use of such vehicles.



Local Authority Parking Standards

The Worcestershire County Council Streetscape Design Guide states the following -

Care Homes

These are a mix of residential and employment uses which can fall into C2 or C3 uses. Most sites are promoted by established care providers who will have experience of comparable sites. The applicant should present appropriate up to date data from similar sites on car parking demand to inform levels for their proposal rather than applying the residential C3 standards with may not be appropriate.

Following the guidance 24no. parking spaces have been provided, this is based on an assessment of the current homes operated by Ideal Care Homes, our sister company. Ideal Care Homes currently have 25 homes in operation

and LNT Construction have built a considerable number of other homes for different care operators, all with similar car parking levels. Below is a snap shot of a few of the homes within Ideal's portfolio, site plans are shown to demonstrate the parking provision.



Elworth Grange, Sandbach – 25 spaces



Handley House, York – 20 spaces



Launton Grange, Bicester – 20 spaces



Sedgley Court, Dudley – 29 spaces



Woodthorpe Lodge – 18 spaces



Windsor Court, Wetherby – 20 spaces

The number of parking spaces range from 18 spaces to 29 spaces within the Ideal homes constructed in the past 5 years. Three recently completed homes have the following parking provision –

Home name and location	No. of spaces
Hepworth House, Wakefield	20
Littleton Lodge, Cannock	21
Rivendell View, Nottingham	25

From the experience of operating homes, we generally provide 20 spaces which has proven to be sufficient. The homes that have provided more than 20 has been a requirement of the local authority. As there are no definitive standards for parking provision for C2 care homes within the authority we have provided 24 spaces which is more than we generally provide and as such have no concerns regarding future parking provision for this site. There are a number of regular bus services within close proximity of the site to enable the use of public transport in this sustainable location.

Staffing levels

The Design and Access Statement contains a break down of the staff within the home and their shift patterns. The Transport Statement and Travel Plan also gives a break down of staff arrivals and departures from site. In addition to that I would like to provide additional information to assist in the assessment of the parking provision. The Design and Access Statement states there will be a maximum of 24 staff members on site at any one time, looking at the shift patterns this would be between the hours of 10.00 and 13.00. This is then reduced to 14 staff at 15.00 and then down to 9 staff by 17.00.

Due to the positions available and the pay structure for care homes not all part time care assistants and care assistants will have their own vehicle so it is unlikely that all 24 members of staff on site between the hours of 10.00 and 13.00 will be using the car park. This means there will be spaces available for visitors and visiting professionals. Visitors tend to avoid mealtimes which would result in adequate spaces available during the hours when the maximum staff are on site.

The submitted Travel Plan encourages a move away from the single car journey with car sharing encouraged amongst staff where ever possible. Taking on these things into consideration it is felt the parking provision is more than adequate to meet the needs of the proposed care home.

