

Consultee Comment for planning application 6/2018/3292/MAJ

Application Number	<input type="text" value="6/2018/3292/MAJ"/>
Location	<input type="text" value="41 Broadwater Road Welwyn Garden City AL7 3AX"/>
Proposal	<input type="text" value="Erection of four storey development comprising 91 x bed care home with 13 x care suites"/>
Case Officer	<input type="text" value="Mrs Sarah Madyausiku"/>
Organisation	<input type="text" value="Welwyn Hatfield Borough Council"/>
Name	<input type="text" value="Parking Services"/>
Address	<input type="text" value="Council Offices The Campus Welwyn Garden City Herts AL8 6AE"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text"/>
Comments	<p>At capacity, there will be 104 residents at this care home and only 33 parking spaces will be provided. The Transport Statement outlines that throughout the day there will be a total of 23 staff on duty. It states 'at least 50% of staff would travel by modes other than single occupancy car to and from work.' However, this appears to be speculation rather than fact. Further to this, I imagine that staff work on a shift basis and there is likely to be an overlap between one shift finishing and another starting. Those on the later shift are likely to struggle to find a space when they arrive. I would also ask how are they going to encourage staff not to travel in by single vehicle occupancy. Should all staff members bring a vehicle to work, only 10 spaces will remain for visitors. This will leave provision for less than 10% of residents who have a visitor travelling by car to park. The Design and Access Statement states that the development is situated in a 'mainly residential area?'. Broadwater Road has a single yellow line that operates throughout the day Mon- Sat. However, residential roads within close vicinity to the site are not protected by similar restrictions and so are likely to be subject to additional parking pressure as a result of this proposal. Visitors to residents are likely to be on evenings and weekends, if there is insufficient parking provision on site they will park in neighbouring roads (which do not have any restrictions), or on Broadwater Road itself. I do not feel that proposed arrangement on waste and recycling days to cone off parking spaces to allow the refuse vehicle to access the site a realistic solution.</p>
Received Date	<input type="text" value="25/01/2019 12:35:25"/>
Attachments	