Ellie Jones

From: planning_admin
To: Jenni Perkins
Subject: RE: The Oaks: Consultee response & request for additional information

Hi Andy,

I hope you are well.

Further to our meeting a few weeks ago, and in light of your comments regarding parking provision, we have reviewed the proposed parking arrangements. Please find attached the **Additional Parking Layout**, which shows a further 42 spaces, increasing the total provision to 124 car parking spaces. The additional spaces are shown along the western edge of the service yard, replacing the HGV bays previously located in this area. A 2.0m-wide footway is provided to the rear of these spaces, with a pedestrian crossing shown across the western exit to connect with the proposed footway along the unit frontage.

Based on a B2 floorspace of 7,340 sqm, this equates to approximately 84% provision when compared against the LPG16 requirement for B2 parking. The number of accessible spaces has now increased to 13, thereby meeting the 10% requirement. The number of spaces with EV charging facilities has remained the same, however, please could you advise what proportion of spaces should be equipped with EV charging so that this can be incorporated into the layout accordingly?

Are you able to confirm whether this level of parking is now considered sufficient and addresses the Highway Authority's concerns?

In addition, could you also confirm whether the information previously submitted via email in relation to the site access arrangements, traffic forecasting and capacity assessments is sufficient for recommending the application for approval?

Many thanks

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