Our Ref: 20321
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Dear whom it may concern,

Parking & Turning Provision
The applicant can confirm that the submitted block plan (Drawing No. RAC-LAW-X-X-DR-A-069001 Rev P01) incorrectly showed 37 car parking spaces.
This was a drafting error. The site provides 42 car parking spaces and 3 coach parking spaces, and an amended site plan has been submitted to accurately reflect the existing parking provision.

As the original application (Planning Ref: P/2016/0953) there are 52 no. staff at the Activity Centre, however only around 45 no. staff are on duty at the same time. There is typically 1 no. car on site for every 3 staff working that day. There is also a limited number of vehicles relating to visiting teachers and also on occasion vehicles relating to contractors doing work on site and companies making deliveries.

The previously approved scheme referred to 43 car parking spaces. However, a review of the existing site during construction confirmed that the five spaces closest to the lake were not practicable, as this area is used for temporary vehicle parking to facilitate deliveries to the kitchen.

Traffic Generation / Parking Demand
The proposed development does not propose any increase in visitor numbers, site capacity, or vehicle movements. Existing access arrangements, parking provision, and operational patterns will remain unchanged. Instead, the proposal focuses on improving the quality of facilities available to users of the centre, enabling Robinwood to continue delivering its educational and recreational programmes more effectively throughout the year. As such, the proposal will not generate additional parking demand or have a material impact on the surrounding highway network.

The existing provision of 42 car parking spaces and 3 coach parking spaces is therefore considered appropriate to serve both the existing use and the proposed ancillary development.

[redacted]
Architect