

## **All Cars Repaired, Queens Road, Hinckley**

### **Proposed Re-Development of site for 14 no. flats and associated parking**

#### **Highways and Car Parking Statement**



MS Town Planning Ltd

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Quorn,

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All Cars on Queens Road currently operates as a car repair garage with on- site car parking spaces for customers, which are in addition to the cars being repaired within the building

As such and with the nature of the business there is a very regular flow of cars visiting the site throughout the day.

The proposals involve the demolition of all existing buildings and the redevelopment of the site by the erection of 14 one-bedroom flats.

The proposals include the provision of 11 on site car parking spaces and in addition the provision of a secure cycle store.

The Leicestershire Highway Design Guide recommends that off street vehicle parking should be provide on the basis of two spaces for each Use Class C3 residential unit. However, this guidance does not account for site specifics including the location of the site close to Hinckley Town centre or indeed the nature of the particular proposals.

This site lies close to the centre of Hinckley with the central shopping area and the Hinckley Leisure centre with their attendant public transport routes being only some 300m from the site. In addition the site lies within 600m of Hinckley train station.

Whilst it is appreciated that with the immediate surrounding area largely comprising of terraced housing which by its nature lacks off street parking and therefore often results in high levels of on street parking; we believe that;

- the level of on-site parking being provided,
- together with the provision of secure cycle storage and
- the sites proximity to public transport facilities including buses and the railway station; together with
- the impact of reduced vehicle parking in this location close to the town centre and
- based on the type of development being proposed

the development would not have anything other than a nominal impact on the surrounding highway network.

Nevertheless should the authority consider that the level of parking being proposed in this particular location; would have a severe impact on highways safety that requires additional off street parking in addition to that being proposed in site; the applicants would be willing as part of any S106 agreement to make provision for access to additional spaces through the provision of Residential Parking Permits ( RPS) or Long Term Parking Season Tickets( LTPSP)

Thorncroft Road Car park is situated only some 50m from the application site and observation of it suggests it is not overly used and could therefore contribute towards off site parking arrangements.