

Tabled Update for Item 2.2 – Land west of Warden Road, Eastchurch (ref. 23/505678/FULL)

The applicant has submitted a response to the commentary on car parking provision within the committee report. The comments received are summarized as follows:

The Council's Parking Standards SPD includes recommended residential car parking standards. The report notes that the site is considered to occupy a rural location where the Parking Standards SPD requires 3 or more car parking spaces for each 3 bedroom house, resulting in a shortfall of 15 car parking spaces across the development.

The committee report highlights how occupants of the 3 bedroom houses will benefit from parking for 2 cars which in many cases may be adequate.

MOAT Housing has confirmed that based on the affordable rent scheme tenure, they would typically expect to provide 2 car parking spaces for a 3-bed affordable rented home. Therefore, 3 car parking spaces would be excessive for the proposed affordable nature of the development.

The proposed development reflects comments from the Council's Urban Design Officer which encouraged more tree planting within the developable area to 'break up car parking'. The provision of extra parking spaces would require a reduction in the amount of soft landscaping and trees and a significant increase in the amount of hardstanding which would not be appropriate in this location.

During pre-application discussions KCC Highways took the view that this site should be considered as a suburban rather than a rural location from a car parking space requirement point of view. The Parking Standards SPD requires 2 to 3 spaces per 3 bed home for a suburban location. KCC Highways has raised no objections in relation to car parking provision.

It is contended that very limited weight (if any) should be afforded to the car parking shortfall in this particular case.

The above comments are noted. However, officer's views remain as set out in the committee report.