

Design and Access Statement

October 2025

Construction of new car park

The application site comprises a small site that takes direct access off Club Street. The purpose of the application is to create a better car parking layout to support the three new houses at The Grove (approved separately under planning permission

KMA Architects that have designed the proposed car park have provided the below supporting justification for the design and the approach to the bollard provision for security.

"The vehicular access to The Grove car park has been designed to prioritise traffic flow and highway safety rather than access control.

We considered including for an electronically-controlled sliding gate or swing gates as alternative options, but the constraints of the site prohibit these due to a lack of space; they would negatively impact upon the residential plots and the car park capacity respectively. Gates would also introduce traffic build up, with vehicles waiting to turn right into the car park whilst the gates are opening. It was considered this would be detrimental to the free-flow of traffic into the site (and beyond to the larger residential development behind that is currently in for planning) and also likely cause traffic to back up onto Ashton Old Road. We also considered using electronically-controlled telescopic bollards at the car park entrance, but these would also create a delay for traffic similar to gates.

As a result, the proposals include for telescopic bollards for each individual car parking bay to ensure traffic can freely enter the car park and ensure the free-flow of traffic to/from Ashton Old Road, whilst also controlling access to the bays themselves."

Whilst it is acknowledged that a gated car park is the preference of the highways authority, as demonstrated, it is not possible in this instance we also present that given Club Street is the only access to the recently approved development of

25 new homes and will be the only access for the submitted development of 51 homes, activity will be increased on Club Street with passing traffic acting as a further informal and natural surveillance of the car park thus aiding the security of the site.

It is for these reason that officers are asked to consider the approach to this application favourably.

End.