

Draft Comments – Planning Application 22/00998/FULM - Erection of a 66 bedroom care home for older people (Use Class C2) with associated access, parking and landscaping - Arkall Farm Ashby Road Tamworth Staffordshire

WHC NP - Local Housing Need 5.12 Should there be an identifiable need for affordable housing or for retirement accommodation to meet the needs of existing residents including their close relations or dependants this would be welcomed. As with all development this should maintain the look and feel of the adjacent properties and the character and identity of each village in general, and importantly retaining the rural atmosphere of each village. In particular the height of any new build should be such that it does not adversely affect the overall street scene. POLICY WHC7 The provision of affordable and/or retirement accommodation which meets the local needs of the parish as defined in the Rural Development SPD shall be allowed subject to it not compromising the overall appearance of the village in which it is proposed and adjacent developments.

POLICY W4 All new developments which have the potential to increase the number of vehicles in the village shall provide adequate off-road parking to meet the need of that development.

Lichfield District Council state that the maximum parking space requirement is 1 space per residential staff, 1 space per 4 beds for visitors plus 2 spaces for servicing / emergency vehicles as per Pg 36 [Supplementary Design Sustainable Planning Document \(lichfielddc.gov.uk\)](https://www.lichfielddc.gov.uk)

Under 108 of the [National Planning Policy Framework - 9. Promoting sustainable transport - Guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk) Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport (in accordance with chapter 11 of this Framework).

Currently Arkall Farm is not served by Public Transport and therefore under the NPPF, the SPD from LDC is invalid and the document does not appear fit for the purpose of assessing parking requirements in a rural area.

Tamworth Borough Council have differing standards when it comes to the car parking provisions for C2 Residential Institutions and suggest 1 space per 3 bed for staff and 1 space per 2 beds for visitors. Pg123 [Microsoft Word - Local plan 2006 - 2031 DRAFT.doc \(tamworth.gov.uk\)](https://www.tamworth.gov.uk)