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Dear Kate,

Town and Country Planning Act 1990 (As Amended).

Full planning application for the erection of Passivhaus modular residential units, laundry, bin store, landscaping, parking and associated works

Car park at Hornbeam Close, Gurnos, Merthyr Tydfil, CF47 9BW

Application Ref. P/25/0285

Asbri Planning is appointed as planning agent to Merthyr Valleys Homes in respect of the above planning application for the proposed erection of Passivhaus modular residential units, laundry, bin store, landscaping, parking and associated works at the above site. This parking note acts as a supporting document to the accompanying planning application and should be read in conjunction with all other elements of the application.

The car park is owned by Merthyr Valleys Homes. The use of the car park is at the discretion of Merthyr Valleys Homes, and it could be closed and used for alternative purposes (not related to this planning application) at any point. For example, the car park was recently closed for approximately 6 months - 1 year, as it was used for the storage of containers during the construction period of the A465 Heads of the Valleys works. There are no agreements in place between Merthyr Valleys Homes and local residents for the use of this car park, or any of the existing parking areas under Merthyr Valleys Homes ownership in the vicinity. Merthyr Valleys Homes do not provide allocated parking in this area, or any other areas under Merthyr Valleys Homes ownership. It is therefore clear that the use of the car park remains entirely at the discretion of Merthyr Valleys Homes.

It is evident within the Parking Survey Technical Note (T25.102) that the car park at Hornbeam Close has a low overall use. The average occupancy across the survey period is 12%, with a maximum occupancy of 17% late at night and early in the morning. In addition, no on-street parking at Hornbeam Close was observed. As such, it is considered that the proposed use (and subsequent closure of the car park) will not have a significant adverse impact on residents, given its infrequent use and low levels of occupancy.



Figure 1: Parking Areas (Parking Survey Technical Note)

Furthermore, there are two alternative car parks (Arbutus Close and Crabapple Close) and on-street parking facilities (Arbutus Close, Crabapple Close, Fernhill Close – Gurnos Ring Road to Hornbeam Close, Hornbeam Close to Arbutus Close and Arbutus Close to Crabapple Close) in near proximity to the site. The Parking Survey Technical Note states that there is ample spare capacity within these car parks and on-street parking areas to accommodate for the loss of Hornbeam Close car park as a result of the proposed development.

These car parking areas are considered to be within a suitable walking distance of the site, as detailed below.

Parking area	Approximate walking distance from site (m)
Off-street	
CP1 – Hornbeam Close	0
CP2 – Arbutus Close	120
CP3 – Crabapple Close	160
On-street	
OS1 – Hornbeam Close	10
OS2 – Arbutus Close	160
OS3 – Crabapple Close	320
OS4 – Fernhill Close-Gurnos Ring Road to Hornbeam Close	40
OS5 – Hornbeam Close to Arbutus Close	80
OS6 – Arbutus Close to Crabapple Close	160

As highlighted above, all of the alternative parking areas are considered to be located within a reasonable distance of the site, with an average walking distance of 116m from the site. All alternative parking areas are accessible via established footways and are within the immediate residential area. None of the routes require pedestrians to cross strategic or heavily trafficked roads.

To conclude, it is considered that the proposed development at the car park at Hornbeam Close is acceptable, as the car park is owned by Merthyr Valleys Homes and there are no agreements in place with residents for the use of the car park. It has been established that the car park is to be used at the discretion of Merthyr Valleys Homes. The car park has a low level of use, and there are alternative parking facilities in close proximity (within a

reasonable walking distance) for local residents to use. In light of the above, it is considered that there shall be no significant adverse impact on car parking as a result of the proposed development.

Yours sincerely,

A handwritten signature in cursive script that reads "Nancy Heffaran".

Nancy Heffaran

Planner