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Sussex Wharf Parking Improvements Supporting Statement:

Retrospective Material Change of Use / Layout of Parking Facilities

1. Executive Summary

This statement is submitted in support of a retrospective planning application for the realignment of the existing parking configuration from **parallel to perpendicular orientation**. Following a professional spatial assessment of the site, this layout optimization has been implemented to resolve historical parking deficits, accommodate modern vehicle dimensions safely, and permanently secure emergency vehicle access routes.

2. Design, Dimensions, and Accessibility

The revised layout was implemented only after a professional measurement and surveying exercise to ensure strict compliance with standard highways and planning specifications:

- **Standard Bay Dimensions:** Each newly created perpendicular bay has been professionally measured to meet standard UK specifications of **2.4 metres in width by 4.8 metres in length**.
- **Aisle and Manoeuvring Space:** Adequate tracking and clearance distances have been maintained within the design. The layout provides sufficient aisle width to allow all vehicle classifications—including family cars, SUVs, delivery vans, Emergency Vehicles and trade contractor vehicles—to safely turn, ingress, and egress the bays without mounting kerbs or disrupting the flow of traffic.

3. Public Benefit and Local Amenities

The regularisation of this perpendicular layout delivers clear, tangible benefits to the local infrastructure:

- **Optimised Capacity:** By shifting from parallel to perpendicular parking, the site efficiently maximises its linear kerbside footprint. This substantial increase in parking yield directly alleviates local parking pressures, providing dedicated, orderly space for residents, visitors, and commercial contractors.
- **Safe Contractor Provision:** The increased capacity ensures that essential maintenance contractors can park safely and legally within designated bays while carrying out servicing works, reducing the risk of hazardous double-parking.

4. Highways Safety and Emergency Access Improvements

Prior to the alteration, the parallel layout frequently resulted in informal, obstructive parking that severely compromised estate safety.

- **Obstruction Prevention:** In tandem with the perpendicular layout, double yellow lines have been introduced over critical junctions and historical bottleneck areas.
- **Proven Safety Outcomes:** Since implementation, this strategic combination of clear road markings and perpendicular bays has completely eradicated illegal parking across vital emergency services access routes. **To date, zero instances of emergency access obstruction have occurred**, representing a significant improvement to local public safety.

5. Conclusion

The retrospective layout represents a highly sustainable, efficient use of land that positively contributes to the amenity of the area. It successfully balances an increased demand for residential parking with a measurable improvement to highways safety and emergency access. On the basis of these clear public benefits and compliance with spatial design standards, it is respectfully requested that retrospective planning permission be granted.