



## Parking Statement

Application: ZF24/00057/FL – 39 Sandside, Scarborough

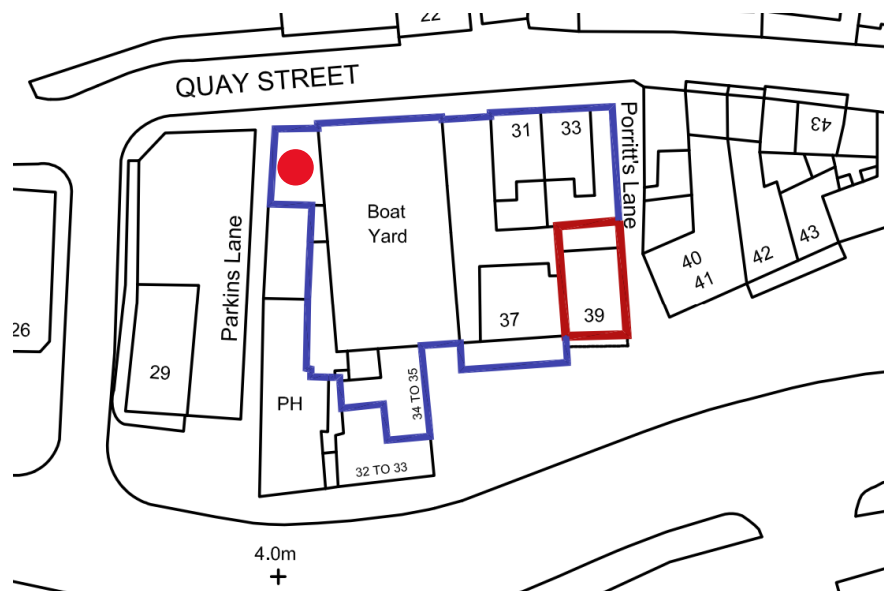
**Demolition of existing building (comprising cafe/bar with 1no. apartment above) and erection of replacement building with cafe/bar at ground floor and 3no. self-contained apartments above.**

### Introduction

The above application proposal seeks to redevelop the site. Currently the site is occupied by a building which has a two-bedroom apartment at first and second floor level which is proposed to be replaced with a building that has 3no. one-bedroom apartments. The existing café/bar at ground floor level is proposed to be replaced by a similar sized café/bar.

Given the existing two-bedroom apartment on the site the proposed redevelopment scheme results in only 1no. additional bedroom on the site.

The Applicant has control of an area of hard surfacing which is shown on the plan below with a red dot. This land lies within the blue line area of the Site Location Plan, being an area of hard surfacing. This land has capacity to park 4no. vehicles in total, in a 2-in-front-of-2 formation.



Off-street parking for 4no. vehicles off Quay Street shown with red dot.

In addition to the off-street car parking area in the Applicant's control public car parking is available as follows:



- Quay Street Long stay Car Park – which includes free overnight parking (6pm – 9am)
- On-street on Quay Street – which includes free overnight parking (6pm – 9am)
- On-street on Sandside - which includes free overnight parking (6pm – 9am)
- Marine Drive - which includes free overnight parking (6pm – 9am)
- Marine Drive – Free parking at all times throughout November – March.

### Statement in Support

The Applicant operates other holiday apartments in the locality and therefore has knowledge of the guests that arrive by car and require parking and those that arrive in Scarborough by train.

Pre-pandemic, around a third of guests arrived by train. In the main the guests arriving by car are those staying in the two-bedroom flats occupied by families. Families tend to arrive by car as they use their vehicle as a store for beach equipment etc when in the town, as well as using the car to visit other locations during their stay. Most guests of one-bedroom apartments arrived by train and enjoy a break in which they stay for the majority of time in Scarborough, enjoying events in the town, including shows at the Open Air Theatre.

Post-pandemic, due to intermittent train operations, the number of guests arriving in Scarborough by train dropped to 20%. More recently, this has increased to 25%, with the current level of train usage having been affected by strikes. However, it is anticipated that as train services settle back into a reliable pattern, the use of train travel to arrive in Scarborough will increase to pre-pandemic levels for guests using one-bedroom apartments.

In terms of parking, the Applicant will offer the off-street parking on Quay Street to the guests of the apartments, although the expectation is that there will be low take-up of these due to guests arriving in Scarborough by train and walking and using taxis and buses to travel locally whilst on holiday; the one-bedroom apartments appealing to single persons and couples.

### Conclusion

It is considered that the above information demonstrates that future guests of the proposed 3no. one-bedroom holiday apartments will have the option to use off-street parking spaces that are in the control of the Applicant. However, it is anticipated that with the return of frequent and reliable rail services to Scarborough that a good percentage of guests will arrive by train in season. However, more guests are expected to arrive by car off-season when public transport is less frequent, and walking can be unpleasant.

In addition to the off-street parking that the Applicant will offer to guests there are various car parking options available to guests in the locality.

Given the above information, it is considered that the proposal accords with Policy DEC1 part c of the adopted Scarborough Borough Local Plan.