

Harrison, Liz

From: Hayley Richardson <Hayleyrichardson@lukenbeck.com>
Sent: 21 October 2025 10:55
To: Harrison, Liz
Subject: X/24/97416 Boorley Gardens - RM1 - Station Car Park - explanation for changes

Hi Liz,

Please see below the reasoning for the Station Car Park NMA.

Hopefully this satisfies what you need?

Thank you

Hayley

Hayley Richardson BSc(Hons) MSc MRTPI (She / Her)

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From: James Bedford <James.Bedford@miller.co.uk>
Date: Tuesday, 21 October 2025 at 10:09
To: Hayley Richardson <hayleyrichardson@lukenbeck.com>
Subject: Boorley Gardens - RM1 - Station Car Park - explanation for changes

Hi Hayley,

I have received the below explanation from PFA for the changes made to the station car park and the omission of the stepped access to Shamblehurst Lane.

The proposed location for the steps conflicted with planned traffic signal equipment and road restraint barriers. Incorporating steps at this location would have necessitated a break in the road restraint barrier, posing a potential safety risk due to the proximity of the railway bridge. As a result, it

was deemed reasonable for pedestrians and car park users to utilise the footways within the proposed road network to access Shamblehurst Lane.

Kind regards,
James

James Bedford | Technical Manager | Miller Homes

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