

Harlington Sports Ground, Sipson Lane, Harlington, Hayes, UB3 5EH

To Discharge Condition 5 of Planning Application (Ref:
17488/APP/2021/1971)

Prepared on behalf of Imperial College London (ICL)

Car Parking Management Plan (CPMP) – January 2022

Job Number: 21-094

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Introduction and Development Context

This Car Parking Management Plan (CPMP) has been prepared by Milestone Transport Planning (MTP) on behalf of Imperial College London (ICL) to satisfy the requirements of Condition 5 of the planning consent (Ref. 17488/APP/2021/1971) for the construction of a multi-use games area (MUGA) on land occupied by Imperial College London, Harlington Sports Ground, Sipson Road, Harlington, Hayes, UB3 5EH.

Planning Condition 5 of the Decision Notice dated 16th December 2021 states *"The Multi-Use Games Area hereby permitted shall not be brought into use until a Car Parking Management Plan and supporting Trip Generation Technical Note has been submitted to, and approved in writing by, the Local Planning Authority. The Car Parking Management Plan shall show 20% of all new car parking spaces with an active electric vehicle charging point installed and with all other new car parking spaces having passive provision. Thereafter the parking shall remain for the use of the Multi-Use Games Area in accordance with the approved scheme and remain so for the life of the development"*.

The proposed development will consist of a new (MUGA) Multi-Use Games Area (Use Class F.2) that will be located just to the north of the main buildings, ensuring that the concentration of built development remains in a confined area on site.

The MUGA is proposed to measure 48.7-metres x 36.6-metres (1,785m²) and will accommodate for 3 tennis courts and 2 netball courts, both of which are not currently available at the site. This will enhance the sports provision on-site and the type of activities that can be undertaken all year round.

The fencing around the MUGA will be a 3-metre-high chain link fence with two entrances, one single entrance and one larger double entrance for vehicular access.

The key objectives for this CPMP are:

- Ensure that all parking provision is in line with TfL guidelines and best practice;
- Assurance that all the parking provided for the MUGA is not used by external users that are not permitted to utilise the parking areas within the site;
- Assurance that freedom of movement within the site is maintained at all times, minimising potential queuing or impeding refuse, emergency or servicing vehicles.

The CPMP will refer to and build on the key principles set out within the Transport Statement submitted for planning by ICL in April 2021.

Policy Guidance

Hillingdon Local Plan: Part Two Development Management Policies (2020)

This document states that any higher and further education establishment or sports facility is to provide car parking on an individual basis by using appropriate transport planning documents to supplement the application.

The New London Plan (2021)

The London Plan (2021) states that in locations of PTAL 0-3, hotel and leisure uses should provide car parking on a case-by-case basis. On the basis of the parking demand analysis undertaken in Section 5 of the TS, it is given that 125 car parking spaces, as existing, are suitable for proposed site operations.

Car Parking Provision

The 'Trip Generation Technical Note' provides a detailed summary of the calculation methodology used to determine existing and proposed trip rates for the site using the TRICS database. However, for the purpose of the car parking provision section of this CPMP, it can be concluded that the existing use at Harlington Sports Ground has a peak car parking accumulation of 104 spaces.

The proposed MUGA facility would require a maximum of 17 additional car parking spaces in the evening peak period. This calculates a total future peak demand of 121 car parking spaces at Harlington Sports Ground.

On this basis, it is concluded that the existing car park capacity of 125 spaces can accommodate the demand of the MUGA scheme without any further provision.

It is understood that Condition 5 of the Decision Notice states: *"The Car Parking Management Plan shall show 20% of all new car parking spaces with an active electric vehicle charging point installed and with all other new car parking spaces having passive provision"*.

However, without the requirement for new parking spaces at the site, the development proposals do not necessitate the installation of electric vehicle charging points.

Enforcement

General observations of parking activity will be made to ensure the car park is being used by sports ground / MUGA patrons only and that cars are parked within designated spaces and do not block circulation aisles / walking routes. Users who do not comply with the above will be asked to depart the site.

Summary

This CPMP has been prepared by MTP on behalf of ICL to satisfy the requirements of Condition 5 of planning consent (London Borough of Hillingdon Reference: 17488/APP/2021/1971) for the construction of a multi-use games area (MUGA) on land occupied by Imperial College London, Harlington Sports Ground, Sipson Road, Harlington, Hayes, UB3 5EH.

The CPMP demonstrates:

- That all car parking provision will be in line with the approved planning application drawings and reports and TfL guidelines and best practice;
- That the parking provided as existing has the appropriate capacity to accommodate the additional vehicular parking demand of the MUGA facility; and
- Appropriate car park observations and enforcement actions will be undertaken to ensure legitimate use of the car park facility.

Based on the information presented in this document, the London Borough of Hillingdon are respectfully requested to confirm that the CPMP satisfies the requirements of Condition 5.