



Car Park Management Plan

Northwood College Sports Pitch

Girls Day School Trust

Prepared by:

SLR Consulting Limited

3rd Floor, Summit House, 12 Red Lion Square,
London, WC1R 4QH

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1.0 Introduction

- 1.1 SLR Consulting (SLR) have been appointed by the Girl's Day School Trust (GDST) to provide highways and transportation advice in relation to Northwood College. The London Borough of Hillingdon (LBH) are the local planning and highway authority.
- 1.2 A Section 73 application (reference: 2082/APP/2023/516) was submitted to amend Conditions 12 and 13 of planning permission (reference: 2082/APP/2007/1411) to alter the timing restrictions for the use of the all-weather playing field and to permit community use. In February 2025 planning permission was approved on appeal with conditions for:

“Variation of Conditions 12 (All-Weather Pitch Hours of Use) and 13 (All-Weather Pitch Restriction of Use) of planning permission ref. 2082/APP/2007/1411 dated 11-09-2007 (Removal of existing building and construction of new early years centre and relocation of all-weather sports surface playing field (approved under planning application ref. 2082/APP/2003/1103) including details of design and layout) to change the permitted operating hours and use of the all-weather pitch.”

- 1.3 This Car Park Management Plan (CPMP) has been prepared to address Condition 14 ii of the decision notice which sets out:

“Prior to operation of community use activities, a car parking management strategy which details how parking for community use of the facilities will be managed and catered for on site, shall be submitted to and agreed in writing by the Local Planning Authority.”

- 1.4 This CPMP sets out a framework to manage all car parking demand associated with the community use of all-weather sports pitch. The hours in which the sports pitch is open to the wider community is set out below:

- Monday – Friday: 19:00 - 21:00
- Saturday: 09:00 – 18:00
- Sunday: 10:00-16:00
- No use on Bank Holidays

- 1.5 The key objective of this document is to ensure that the community use of the all-weather sports pitch does not cause any disruption to the surrounding highway network and to ensure that parking associated with the site is well management and that robust processes are in place to ensure that this is the case.

Report Structure

- 1.6 Following this introductory chapter, the report is structured as follows:
- **Section 2** – provides an overview of the local highway conditions and accessibility of the site by public transport;
 - **Section 3** – presents a summary of the car park arrangements associated with the extended operating hours associated with the all-weather sports pitch;
 - **Section 4** – presents a series of potential mitigation measures that can be utilised to manage the car parking;
 - **Section 5** – summarises and concludes this report.



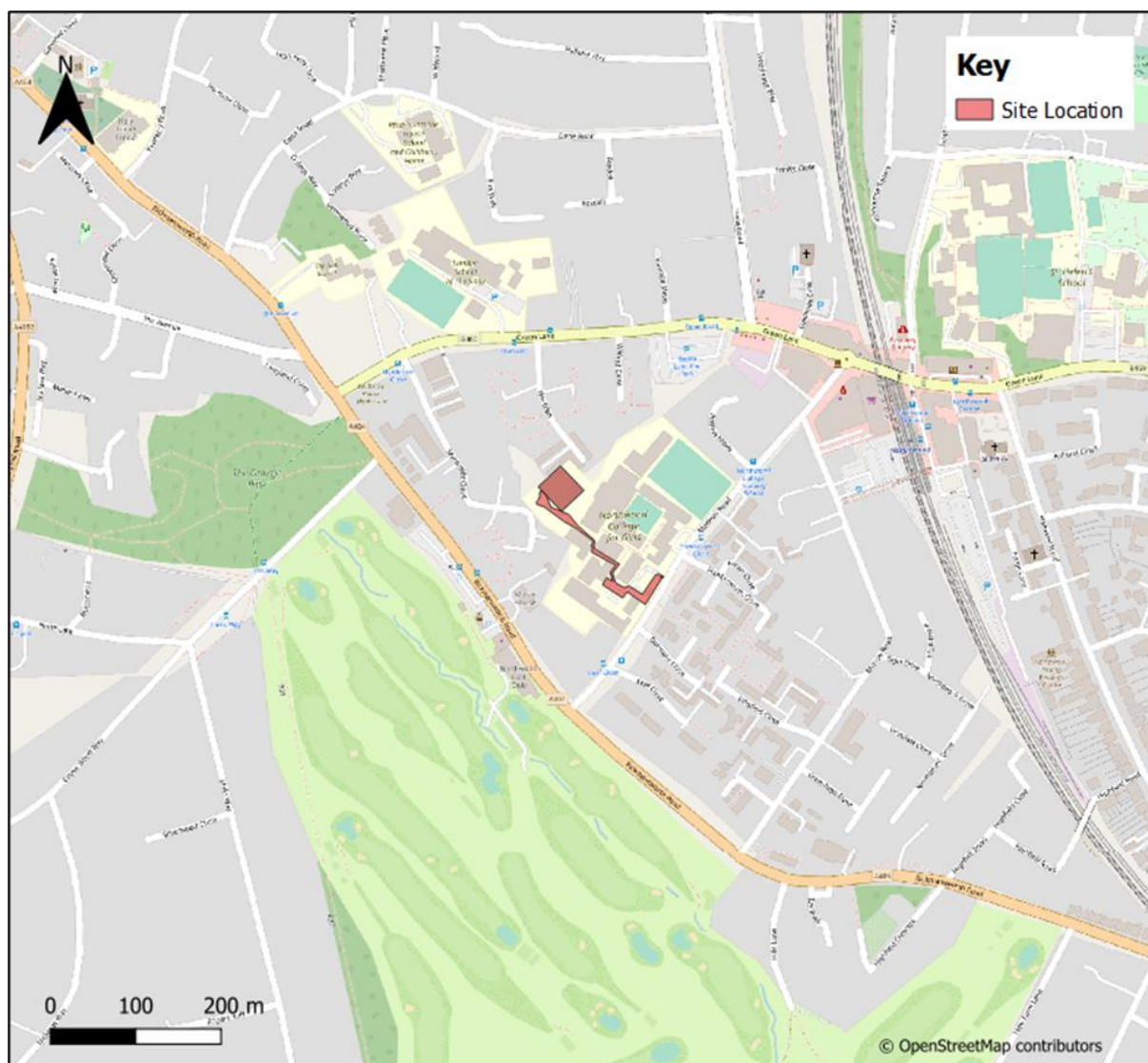
2.0 Site Audit

- 2.1 An audit of the Site and its surroundings has been undertaken to understand the local highway conditions relevant to car parking; the findings are presented within this Section.

Site Location

- 2.2 Northwood College is located on Maxwell Road, to the south of the junction with Anthus Mews and north of the junction with Leaf Close. The location of the site is presented in **Figure 2.1**.

Figure 2.1: Site Location



- 2.3 The area surrounding the Northwood campus is characterised by residential dwellings. It is bound by residential properties on Anthus Mews to the north, properties on The Glen and Myrtleside Close to the west, and properties on Maxwell Road and Rickmansworth Road to the south. In addition, a council-operated car park accessed via Green Lane bounds the site to the north (via a section of council owned woodland) and Maxwell Road forms the eastern boundary of the school site.



Local Highway Network

Maxwell Road

- 2.4 Northwood College is accessed from Maxwell Road, which is a predominantly residential road connecting the B469 Green Lane to the north and the A404 Rickmansworth Road to the south.
- 2.5 Maxwell Road is a 30-mph zone within the vicinity of the site, with direct crossover access to residential properties and dedicated on-street parking bays. Immediately to the north of the junction with Murray Road, Maxwell Road becomes a 20-mph zone.
- 2.6 Maxwell Road falls within a Parking Management Area, designated by the London Borough of Hillingdon as a 'Residents Zone' (Zone N). A Parking Management Area (PMA) is an area where parking controls apply throughout a specified time period(s), which is formed where there is strong groundswell from local residents that parking is a problem in their area.
- 2.7 There are a number of on-street parking bays provided along Maxwell Road, which are restricted to resident permit holders only from Monday to Friday between the hours of 13:00-14:00. In addition, to the north of Maxwell Road, a number of pay & display bays are provided, with restrictions applicable from Monday to Saturday from 08:30-18:30 and a maximum stay of 2 hours permitted.
- 2.8 Stopping restrictions are in place in the form of School Keep Clear (SKC) markings within direct proximity of Northwood College vehicular access points. The presence of SKC markings restricts vehicles from stopping between 08:00-10:00 and 14:30-16:30 from Monday to Friday.
- 2.9 Hawkesworth Close and Dormans Close are residential roads that provide no through route that are located off Maxwell Road. These roads are subject to parking restrictions for permit holders only on Monday – Friday between the hours of 08:00-10:00 and 14:30-16:30.

Green Lane B469

- 2.10 The B469 Green Lane is a two-way single carriageway road operating under a 30mph speed limit, which takes the form of a High Street close to the junction with Maxwell Road. A limited availability of on-street parking is available and single/ double yellow line markings are present along the majority of the length of the carriageway.
- 2.11 The B469 provides access to the Green Lane Car Park, which is operated by Hillingdon Council and situated approximately 150 metres to the west of the junction with Maxwell Road. The car park operates from Monday to Sunday, with charges applying between Monday and Saturday from 08:30-18:00.
- 2.12 The car park provides 139 parking spaces, including 10 Blue Badge bays and 2 electric vehicle bays. A marked pedestrian route is provided along the edge of the car park; however, this is not raised or segregated from vehicles in any way.

Rickmansworth Road A404

- 2.13 Rickmansworth Road A404 is located to the south of the site and is a two-way single carriageway that is subject to a 30mph speed limit in the vicinity of the site. The A404 is a key road in the strategic road network, providing a connection to Harrow in the south east and to Rickmansworth in the north west, where the M25 can be accessed.
- 2.14 To the north west of the site, the A404 connects to the A4180, which provides connections to Ruislip in addition to the A40.
- 2.15 Sections of the road have double yellow line whilst some sections of the road have an absence of parking restrictions.



Accessibility by Non-Car Modes

Walking

- 2.16 Pedestrian footways are provided on both sides along the length of Maxwell Road. These are considered to be of a good standard, equipped with adequate street lightening, dropped kerbs and crossing points; enabling safe movements by pedestrians in this area and creating a safe environment for staff and students entering and leaving Northwood College.
- 2.17 To the north of the site, Zebra crossings are provided where Maxwell Road meets Green Lane B469 to allow for the safe crossing of pedestrians around this junction to access the local amenities and transport links along this road.
- 2.18 To the south of the site, another Zebra crossing is provided which allows pedestrians to access the footways which run along both sides of Rickmansworth Road A404.
- 2.19 The site is located within easy walking distance of a variety of retail units, business and services located in Northwood approx. 300m from the site, meaning that local facilities are easily accessible for visitors.

Cycling

- 2.20 There are no formal cycle lanes provided within the vicinity of the site, however a number of local roads are considered conducive to cycling due to being residential streets with 30mph speed limits in place.
- 2.21 National Cycle Network (NCN) Route 6 is located approximately 3.5 km to the north of the site. This route runs along the River Chess, providing connections to neighbouring areas such as Rickmansworth and Watford.

Public Transport Access

Bus Services

- 2.22 The nearest bus stop to the site is located directly opposite the main school entrance on Maxwell Road, with the other stop located approximately 100m north up the road. The 331-bus route serves these stops.
- 2.23 Alternatively, there are additional bus stops to the north of the site, located approximately 400m walking distance from the site on Green Lane B469. These stops are served by the 282, 328, 331, 346 and H11 bus routes.
- 2.24 A summary of the bus services available in the vicinity of the site and their destinations and frequencies during the hours of operation of the sports pitch for community use is provided in **Table 2.1** overleaf.



Table 2.1: Bus Services Summary

Bus Service Number	Route	Frequency		
		Weekday	Saturday	Sunday
282	Mount Vernon Hospital – Ealing Hospital	9-14 mins	11-14 mins	15 mins
328	Northwood - Watford	1 hour (until ~20:00)	1 hour (until ~19:00)	1 hour (until ~18:30)
331	Ruislip Station – Belmont Road	30-60 mins	20 mins	30 mins
346	Northwood - Watford	N/A	1 hour	N/A
H11	Mount Vernon Hospital – Harrow Bus Station	15 mins	15 mins	20 mins

London Underground

- 2.25 Northwood Station is the nearest London Underground station to the site, located approximately 400m (5-minute) walking distance to the northeast of the site. This station is served by the Metropolitan Line.
- 2.26 The Metropolitan Line runs between Aldgate and Amersham and Chesham, with branches to Watford and Uxbridge. The line runs at a frequency of up to every 5-10 minutes on Monday to Friday, and up to every 15 minutes on Saturday and Sunday during the operating hours of the sports pitch for community use.

Summary

- 2.27 As demonstrated in this section, the Site benefits from excellent access by public transport, cycling and on foot. It is therefore reasonable to assume that community users of the sports pitch who reside within a reasonable distance of the site could travel by sustainable modes, rather than by private car.



3.0 Access and Parking Arrangements

- 3.1 This section provides a summary of the access and car parking arrangements for the community use of the all-weather sports pitch.

Car Parking Arrangements

- 3.2 Northwood College currently provides 43 car parking spaces across different parking areas. These spaces are managed to ensure only staff and school related visitors will park in the site during school hours.
- 3.3 The all-weather sports pitch will be open to the wider community during the following hours:
- Monday – Friday: 19:00 - 21:00
 - Saturday: 09:00 – 18:00
 - Sunday: 10:00-16:00
 - No use on Bank Holidays
- 3.4 No additional parking will be provided as a result of the community use of the all-weather sports pitch.
- 3.5 The community users of the all-weather pitch arriving by car will have the opportunity to utilise the existing car parking on site.
- 3.6 At present, there are a range of clubs and school activities taking place out of school hours using the facilities that the school offers, such as the swimming pool and sports hall etc. Those currently driving to the site for the existing out of hours use currently park either on site or within surrounding parking areas without any issues arising. The additional vehicle trips generated by the site will be able to park in the same way.
- 3.7 The Highway Officer's consultation response on the planning application (reference: 2082/APP/2023/516) is summarised in the Planning Committee Report. It was concluded that the additional vehicle trips associated with the community use of the sports pitch, with other existing uses out of school hours, can be accommodated by the existing on-site car parking provision in combination with sustainable travel provisions. Furthermore, it was stated that any overspill parking onto the local highway network would be negligible.

Cycle Parking Arrangements

- 3.8 Northwood College currently provides 18 cycle parking spaces and 6 scooter storage areas at the site. No additional cycle parking or scooter storage is proposed as part of this application.

Car Park Access

- 3.9 The vehicular accesses for Northwood College are off Maxwell Road. These provide access to the parking spaces on site.
- 3.10 Similarly, pedestrian access is also maintained from Maxwell Road. To access the all-weather playing pitch, pedestrians would use the main access to the school.



4.0 Car Park Management

- 4.1 This section provides details of car park management measures to ensure the safe and efficient operation of the site car park.

Car Parking on Site

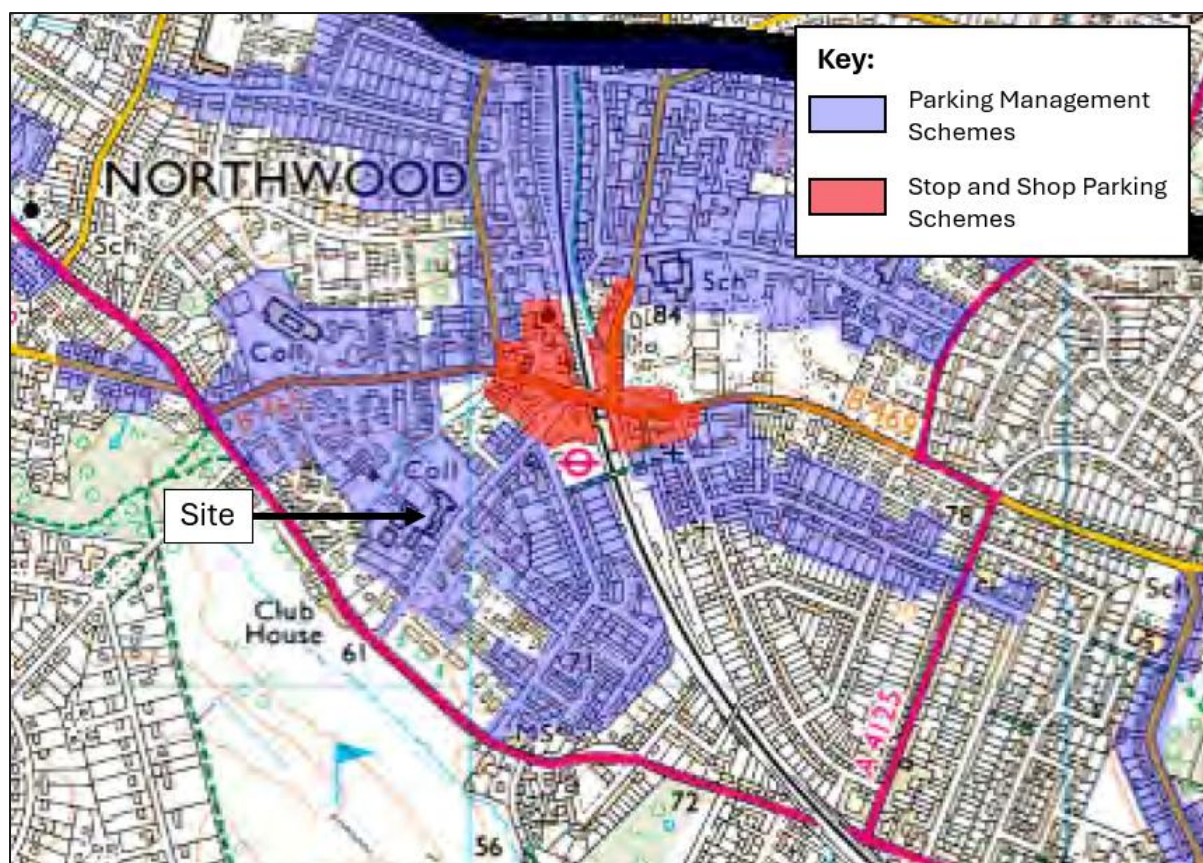
- 4.2 The Northwood College parking will operate in a similar manner as existing for the out of school hours uses, in which users either park on site or within the local areas.
- 4.3 Community users will be able to pre-book parking, including Blue Badge parking spaces, in advance of their arrival using a Google Form. This pre-booking approach is in line with the existing arrangement for visitors of the school wishing to park on site during school hours.
- 4.4 Booking for parking will be limited to the hours in which the sports pitch is open to the wider community.
- 4.5 The Google Form will provide a link to a webpage which will offer information on the local car parks in the vicinity of the site in the event all parking spaces are booked and will provide information on travel to the site using active and sustainable.
- 4.6 The webpage will emphasise that there is no access to the site for larger coaches and that coaches are not permitted to use bus stops in the vicinity of the site.
- 4.7 The pre-booking system allows community users of the sports pitch to plan their travel before arriving to the site and consider alternative options to parking on local residential roads.

Local Car Parking

- 4.8 The site benefits from being within proximity of a number of public car parks. Visitors will be directed to nearby public car parks including the Green Lane Car Park located approximately 500m north of the school. The car park has 139 spaces including 10 Blue Badge spaces and operates 24hrs Monday to Sunday offering parking at a charge dependent on the duration of stay, with parking being free on weekdays and Saturday after 18:00, and free on Sundays.
- 4.9 There is also opportunity to park at the Northwood Underground Station Car Park located approximately 400m east of the site. The NCP managed car park operates 24hrs and contains 184 spaces including 4 Blue Badge spaces.
- 4.10 Other public car parks within the vicinity of the site includes the nearby Waitrose car park which is operational Monday to Saturday between 07:30 and 21:00 and Sunday between 11:00-17:00 at no cost for up to 2 hours.
- 4.11 Parking outside the site is managed and controlled according to local parking restrictions. The parking restrictions in place throughout LBH takes the form of a Parking Management Area.
- 4.12 The roads surrounding the site, namely Hawkesworth Close and Dormans Close, are part of a parking management scheme with restrictions on parking Monday – Friday 08:00-10:00 and 14:30-16:30. An extract of the LBH's Parking Scheme map is included in **Figure 4.1** below.



Figure 4.1: LBH Parking Schemes Map



- 4.13 Community users of the sports pitch will be arriving outside of the hours in the nearby parking management areas and visitors could therefore park on these roads. However, as these roads are residential streets, there could be limited capacity for parking. Therefore, visitors would be required to park within local public car parks rather than on-street.

Visitor Information

- 4.14 A Travel Plan has been prepared to provide a summary of visitor travel management at the site. This Travel Plan will identify local sustainable transport timetables and frequencies, which will allow visitors to make informed decisions regarding their travel to the site and to encourage the use of sustainable modes.
- 4.15 The Site benefits from excellent access by public transport, cycling and on foot as highlighted in **Section 2**. It is therefore reasonable to assume that with suitable encouragement, visitors who reside within a reasonable distance of the site could travel by sustainable modes, rather than by private car.

Day to Day Management

Monitoring

- 4.16 Regular spot checks will be undertaken by the facilities manager to review the parking demand and to ensure that no inappropriate parking practises are taking place. If there are parking abusers or inappropriate parking practises occurring, warning will be given, and any persisting issues will be sorted in a timely manner.



Demand Management

- 4.17 The facilities manager will monitor the use of Blue Badge parking and cycle and scooter parking as part of their regular patrols. This will be fed back to the School Travel Plan Coordinator (STPC) in which will also be monitoring the use of these spaces during school hours.
- 4.18 If the spaces are regularly at capacity, the School Travel Plan Coordinator (STPC) will liaise with management identify further areas to be used for cycle and scooter parking, and additional parking bays to be marked for Blue Badge holders.

Mitigation Measures

- 4.19 Should any frequent car parking issues be identified, further initiatives will be devised to resolve the issues alongside Travel Plan measures and initiatives. The Blue Badge spaces will be monitored for usage and if demand is deemed higher than provision steps will be made to make additional provision through converting other spaces on site into Blue Badge spaces.



5.0 Summary and Conclusion

- 5.1 This Car Park Management Plan (CPMP) has been prepared by SLR Consulting (SLR) on behalf of the Girl's Day School Trust ('GDST') to provide highways and transportation advice in relation to Northwood College.
- 5.2 A Section 73 application (reference: 2082/APP/2023/516) was submitted to amend Conditions 12 and 13 of planning permission (reference: 2082/APP/2007/1411) to alter the timing restrictions for the use of the all-weather playing field and to permit community use. In February 2025 planning permission was approved on appeal with conditions for:
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- 5.3 This CPMP has been prepared to address Condition 14 ii of the decision notice which sets out:
- "Prior to operation of community use activities, a car parking management strategy which details how parking for community use of the facilities will be managed and catered for on site, shall be submitted to and agreed in writing by the Local Planning Authority."*
- 5.4 Northwood College currently provides 43 car parking spaces across different parking areas on site. The community users of the all-weather pitch arriving by car will pre-book car parking spaces through an online booking system. In the event that there is no spare capacity for parking on site, information will be provided on a webpage detailing local car parks which are available and sustainable travel options.
- 5.5 This Car Park Management Plan shows how the parking spaces will be managed and monitored. Mitigation measures have also been outlined that could be relied upon to reinforce the management of the parking spaces if required.





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