

Capital Place, 120 Bath Road, Harlington, Hayes, UB3 5AN: Parking Design and Management Plan

Ref: NM/HC/ITL210199-005b
Date: 18 December 2025

SECTION 1 Parking Design and Management Plan

1.1 Introduction

- 1.1.1 This note has been prepared on behalf of the Applicant, Toyoko Inn Co. Ltd, to provide a framework car parking management plan for use at Toyoko Inn; a proposed new 206-bed hotel at 120 Bath Road, Harlington (the site). This report is a Framework Car Parking Management Plan (FCPMP), to be worked up by way of a Condition on occupation, once clarity on delivery requirements is further understood.
- 1.1.2 This CPMP details the operational parking proposed for the hotel and sets out the management measures that will be implemented to ensure the operational parking is controlled.

1.2 Parking Layout

- 1.2.1 The proposed car parking layout is shown at Appendix A.

Cars

- 1.2.2 The existing site provides 199 car parking spaces.
- 1.2.3 The majority of the on-site car parking will be retained for the use by the hotel. However, the proposal will result in a reduction in the total number of car parking spaces to 152 car parking spaces provided on site. LBH DMP Policy DMT6 sets out that there are no maximum or minimum standards for hotel use and that these should be calculated on an individual basis. As these spaces are a retention of the existing provision on site, such a level of parking will not have a detrimental impact on the local highway network.
- 1.2.4 In accordance with Table 10.6 of the London Plan, 6% (9 spaces) will be designated accessible parking spaces and 7 spaces will be designed as enlarged parking spaces.

Electric Vehicle Charging Points

1.2.5 In accordance with LBH DMP Part 2, Appendix C, Table 1, eight of the car parking spaces are provided with active electric vehicle (EV) charging facilities and 30 of the car parking spaces are provided with passive EV charging facilities.

Coach Parking

1.2.6 To accommodate buses/coaches, a coach parking bays is located on the southern side of the site, also doubling up as a drop-off / pick-up bay.

Taxi Drop-off / Pick-up

1.2.7 Provision for taxi drop-off and pick-up is located on the eastern side of the site, within the site, in the vicinity of the guest entrance.

SECTION 2 PARKING MANAGEMENT PLAN

2.1 Overview

2.1.1 This section details the general management and control of the operational parking bays at the hotel. Toyoko Inn, the occupier of the site, is responsible for implementing and managing car parking at the development in accordance with the strategy set out in this document.

2.2 Management Measures

General Principles

2.2.1 All parking provided on-site is for the use of staff or guests.

2.2.2 The site layout has been designed to prevent parking other than in designated bays, with all parking bays clearly marked. The areas where parking is not permitted will be marked by double yellow lines, including within areas intended to allow large vehicles, such as refuse vehicles, to turn. This will be accompanied by 'Keep Clear' markings. It is responsibility of Toyoko Inn to ensure such markings are introduced, monitored, and maintained.

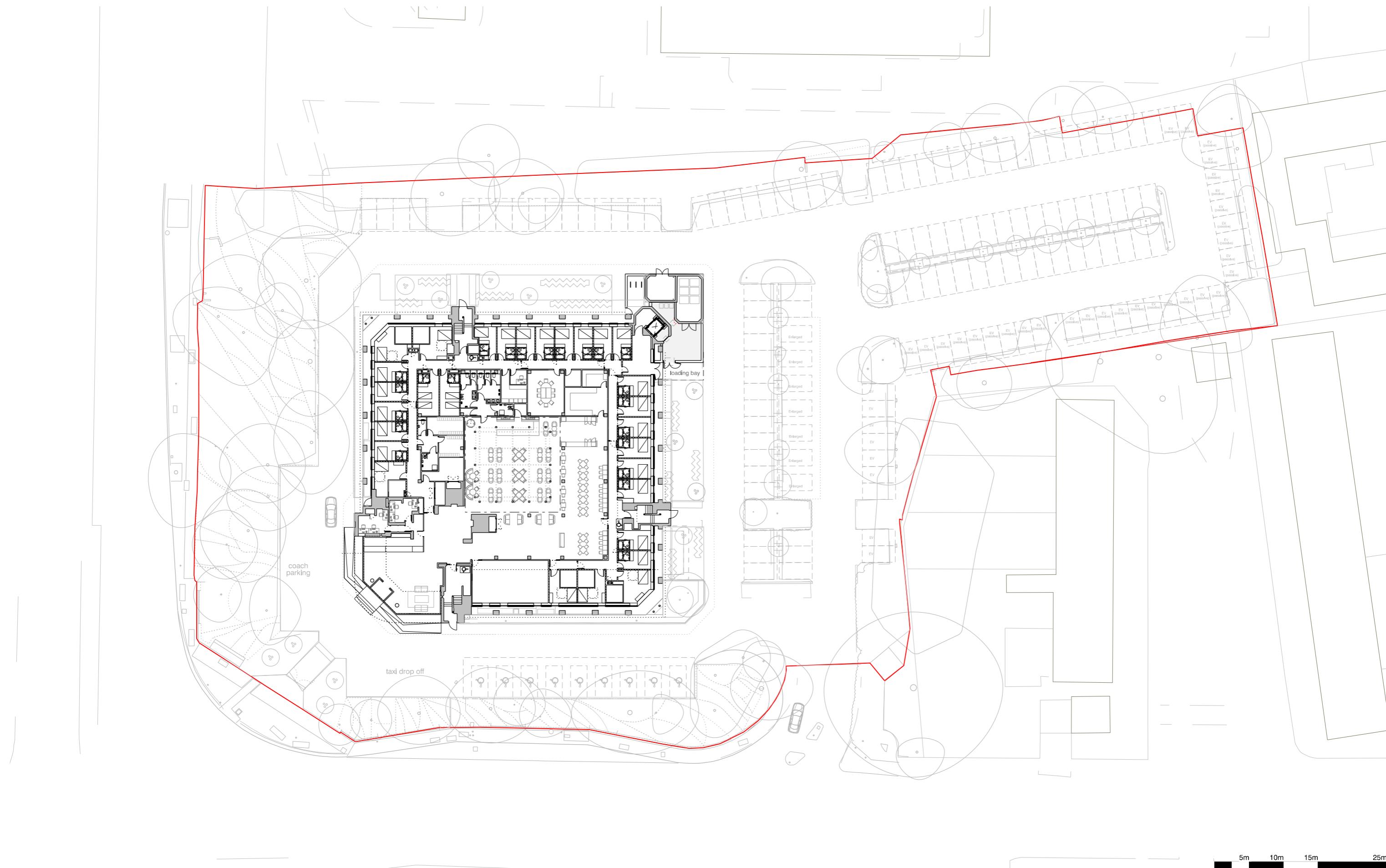
2.2.3 In addition, access to the car park will be controlled by an automatic gate.

2.2.4 Full details of additional measures that will be implemented to discourage private motorised vehicle use (and instead encourage travel by sustainable modes) by staff and guests in order to reduce the use of the parking bays are set out in the Travel Plan Statement (report reference ITL210199-003 that has been submitted alongside the application. However, broadly these are:

- 6 cycle parking spaces to provide long and short-stay cycle parking for staff;

- The provision of walking and cycling maps between the development and public transport hubs;
- Provision of public transport timetable information and the potential to offer annual bus / train season ticket loans; and
- A staff travel survey to monitor staff uptake of sustainable travel and appropriate questions to monitor attitudes of car and cycle parking usage.

APPENDIX A. SITE LAYOUT PLAN



revision: P01 date: 20251217 note: initial planning issue

key:
site boundary 
152 car spaces
9 blue badge spaces
8 EV charging car spaces
1 coach parking

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project Toyoko Inn, Heathrow
Job no. 7697
title Proposed site plan
scale 1:500 @ A3
drawing no. 7697-al(05)0005



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