

Car Parking Management Plan

Grassy Meadow Court - Extra Care Flats and Dementia Resource Centre

1. Introduction

1.1 The former Day Care Centre

A new development of 88 extra care flats and Dementia Resource Centre constructed over 4 storey's has been constructed on the site of the Former Day Care Centre, Grange Road, Hayes UB8 2FU.

Planning permission was received on 18 November 2015. Condition 12 requires that a car park management strategy plan is submitted detailing the parking and access arrangements for the building.

Condition 12 - Prior to occupation of the development a Car Park Management Strategy shall be submitted to and approved in writing by the Local Planning Authority.

The submitted strategy shall contain details of how parking will be allocated to residents, staff and visitors; how this will be managed to ensure its efficient operation; and how off-site provision of 20 spaces within the adjoining public car park will be secured, allocated, managed and maintained for users of the approved development.

A non-material amendment to the approved scheme was approved on 04 January 2017.

The NMA was to reconfigure the car park and reduce overall parking provision from 25 to 21 spaces. Six spaces and an associated area of hardstanding are omitted from the north east side of the proposed new building and a garden area would instead be created here. Furthermore, the car park to the north west of the site would be reconfigured to maximise provision and ensure adequate protection can be afforded to retained trees.

Off-site provision of 24 spaces within the adjoining public car park will be secured, allocated, managed and maintained for users of the approved development.

2. Parking Availability and Allocation

2.1 There are a total of 21 car parking spaces associated within the scheme:

- The 21 spaces within the site are designated for Residents and Visitors only.
- Four of these are designated for disabled parking bays. They are situated close to the front entrance to the development.
- Electric Vehicle charging points will also be installed within the parking bays. These spaces will NOT be for the exclusive use of Electric Vehicles.
- Visiting guests will be allocated parking at the time of visiting, depending upon availability. A record will be kept of the vehicle registration number, name of visitor and purpose of visiting in the Visitors' Register.

2.2 There are a further 24 off-site spaces within the Public Car Park:

- Staff of Grassy Meadow Court will be directed to use these
- Visitors are welcome to use the spaces if required

2.3 Staff will be encouraged to use public transport and bicycles.

2.4 This parking management policy will be reviewed periodically or at the request of senior management.

3. Parking Management

3.1 The site car park has been designed for the Residents and Visitors.

3.2 The site car park gates will be managed as follows each day:

Vehicular Gate:

- 07:30 - Night Staff coming 'off duty' will physically open the Vehicular Entrance Gate
- 21:30 - Night Staff coming 'on duty' will physically close the Vehicular Entrance Gate

Pedestrian Gate:

- 07:30 - Night Staff coming 'off duty' will physically open the Entrance Gate
- 21:30 - Night Staff coming 'on duty' will physically close the Pedestrian Entrance Gate

3.3 Fire Tender vehicles and Ambulances will have an FB key.

3.4 Electric car charging points are provided. These spaces will NOT be for the exclusive use of Electric Vehicles.

3.5 The Staff will be directed to use the Public Car Park

3.5 The Council does not operate a clamp or removal service for illegally parked Vehicles, but is managed by the Council's Parking Enforcement Team.

4. Public Transport

4.1 The site is well served by Local Public Transport. This can be referenced in the Transport Assessment and Travel Plan.

4.2 The new provision of a dedicated pedestrian footpath leading directly from the north of the site to the Uxbridge Road, assists staff with easy access to Public Transport links.