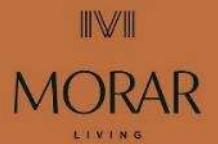


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Uxbridge Care Home, Pield Heath Road.

Car Parking Design & Management Plan

60 Bedroom Care Home, Pield Heath Road, Uxbridge

December 2024

Contents

A	Introduction & Background	2
B	Parking Layout	3
C	Parking Management Plan & Travel Plan Co-ordinator	4
D	Parking Management Strategy: Measures	5
E	Parking complaints procedure	6
F	Registration	6
G	Communication	6
H	Review and Management	6

A Introduction & Background

- i. This document has been prepared in support of the discharge of Planning Condition 15 (i) in relation to planning application reference 76760/APP/2022/1889.
- ii. The Planning Approval ref 76760/APP/2022/1889 for a 60-bedroom Nursing Care Home
- iii. This statement has been prepared to define the design and management strategy to be employed to manage the access and use of the Care Home's private parking provision within the site.
- iv. Parking along Pield Heath Road is prohibited by double yellow lines extending past the site in both directions.
- v. Parking on Pield Heath Avenue is controlled time zones on single yellow lines on a domestic residential street.
- vi. The development intends not to exacerbate the parking on the surrounding residential streets and has provided a level of parking which has been deemed sufficient for the Care Home staff and visitors to the residents.
- vii. The Care Home Residents do not have access to motor vehicles due to the complex needs requirements of their residency.
- viii. The original use on the site notably did not apparently have major issues with unauthorised parking and this was a Hotel / commercial use. It is hoped therefore that follow on uses will not adversely affect this goodwill and require any restrictive measures.

B Parking Layout

- i. The original Guest House and residential uses included multiple access and egress points from Peil Heath Road and Avenue.
- ii. The access to the development employs an one-way system with entry from the quieter residential street of Pield Heath Avenue, and exit onto Pield Heath Road significantly reducing traffic flow over the pedestrian footpath and reduced number of access points.
- iii. Proposed layout offers a Total of 14 Parking Bays including of 3nr disabled parking bays. In addition 1 dedicated ambulance & delivery bay is included.
- iv. Electrical car charging points have been provided by means of 4nr EV charger points and 10nr passive chargers.
- v. Deliveries and Private recycling and refuse collections will be managed by the Care Operator to ensure they avoid peak traffic and parking times during the day to ensure efficient time management of the site parking.



C Parking Management Plan & Travel Plan Co-ordinator

- i. The Car Park Management Plan will be put into operation as soon as the Care Home becomes operational.
- ii. Onsite parking will be managed by the Care Home Operator Management Team and a designated Travel Plan Co-ordinator (TPC) will be appointed to monitor and manage the Travel Plan.
- iii. At each shift a member of the management staff will be allocated to monitor and manage the car parking strategy. The Care Home will employ 60 staff full time equivalent split into 3 shifts. A maximum staff compliment in any one shift of 23 staff at any one time.
- iv. The Travel Plan and Car Park Management Plan will be monitored and reviewed within the first 3-6 months to ensure it is still meeting the needs and thereafter on a annual basis. Thereinafter referred to as the Travel Plan & Management Review Schedule.

D Parking Management Strategy: Measures

- i. Allocated staff parking areas will be sign-posted onsite and management teams will manage and monitor their use with priority given to staff members who are unable to make use of public transport or other means of accessing the site.
- ii. Staff will be encouraged to make use of public transport and a secure and covered cycle rack and changing/showering facilities will be provided to encourage staff and site visitors to make use of green transport alternatives.
- iii. Allocated visitor spaces will be managed initially on an ad-hoc basis and an allocated member of the Care Home Management team and monitored periodically to ensure that only visitors and staff are making use of the parking.
- iv. Adequate signage will be provided relative to parking areas explaining that the “Car Parking is for Visitors to the Care Home and Staff Only” and “Visitors to report to the Reception to receive their relevant parking pass” and the Care Home teams will operate a ticket system to be displayed in the relevant vehicles front facing dash board.
- v. This policy will be monitored and reviewed within the first 3-6 months of the Care Home operation to review whether there is a requirement for more restrictive ticketing for guests/visitors to prevent unauthorised use of parking bays is required and further management.
- vi. For persistent and unauthorised offenders parking in the Care Home’s private land the Care Home Operator under the Protection of Freedoms Act 2012 has the right to impose a parking fine which the operator will review whether this is required.
- vii. In the first instance any unauthorised parking will be instructed to comply with the signage or risk being reported to the authorities.
- viii. It is noted that following a long-running AA campaign, Wheel Clamping was prohibited and became a matter of a Criminal Offence from October 2012 under the “Protection of Freedoms Act 2012”.
- ix. The car park will also be covered by CCTV coverage for security and safety of the residents and staff.

E Parking complaints procedure

- i. Any complaints will be raised with reception and logged to be addressed by the TPC and reviewed in line with the Travel Plan & Management Review Schedule.

F Registration

- i. Visitors will be asked to report to the reception area to have a pass issued or plates registered to manage authorised/unauthorised parking.
- ii. Staff members will also log their vehicles with reception to ensure all vehicles can be identified within allocated bays.

G Communication

- i. During the recruitment process the Travel Plan and Parking Management will be communicated to staff members to make potential team members aware of the parking restrictions and need to avoid parking in visitor bays or on surrounding streets.
- ii. Resident visitor packs will include information relating and communicating the parking requirements and registration with reception.

H Review and Management

- i. Review of the above policy will be undertaken in the first 3-6 months during operation and thereafter every 12 months unless there are significant issues or concerns raised during the period which require a change in the policy the Travel Plan Co-ordinator will ensure the strategy is implemented and all staff and visitors co-operate with the policy.

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