

**Land North of Monument Way and South of Fairbanks Road
Planning Ref HGY/2018/0050**

Car Park Management Plan (CPMP)

1 INTRODUCTION

1.1 PREAMBLE

1.1.1. Newlon Housing Trust (The Developer) are required to produce a detailed Car Park Management Plan (CPMP) in relation to the approved development known as Land North of Monument Way and South of Fairbanks Road included within the detailed planning consent for the development (planning application reference number REF HGY/2018/0050). The consented development is comprised of three buildings:

- Block A – 1-7 Riddell House, 73 Fairbanks Road N17 9ZP.
- Block B – 1-25 Halter House, 74 Fairbanks Road N17 9ZQ.
- Block C 1-22 Bonwick House, 75 Fairbanks Road N17 9ZR.

1.1.2. As part of the Planning Application a decision notice was issued by London Borough of Haringey (LBH) with a condition (16) requiring the submission of a Car Park Management Plan (CPMP). Newlon Housing Trust entered into a Section 106 agreement with the LBH which requires that the development is car free. Condition 16 of the planning consent and the relevant section of the S106 agreement state the following:

PLANNING CONDITION 16

PRIOR TO FIRST OCCUPATION: Car Parking Management Details (LBH Transportation)
Details of a scheme for the management, maintenance and enforcement of car parking within the development shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before any part of the development is first occupied and the parking areas shall be operated in accordance with the approved scheme at all times unless previously agreed in writing by or on behalf of the Local Planning Authority.

Reason: to protect the amenity of adjoining occupiers and prevent obstruction on the highway.

SECTION 106

Car-Free Development; a residential development without the provision of car parking so that residents/occupiers shall not be eligible to apply for a Resident's Parking Permit under the current controlled parking zone or any other future traffic management order.

1.2 BUILDING CONTEXT

1.2.1. The new buildings form part of the existing estate known as Chesnut estate, which is managed by LBH.

1.2.2. In a wider context the building can be seen within the context of a number of schemes affecting this estate. Welbourne (Walter Tull House) to the south, Chesnuts (phases 1 and 2) highway, cycle path and green space improvements and Rycroft Way development.

1.3 REPORT PURPOSE AND SCOPE

1.3.1. The purpose of this CPMP is to meet obligations as set out above and discharge Condition 16 of the planning decision notice in relation to the management of the car park spaces. Management arrangements of loading bays and car club spaces are excluded from this report.

2 DEVELOPMENT DESCRIPTION

2.1 INTRODUCTION

2.1.1. The approved development HGY/2018/0050 comprises 54 dwellings all for affordable rented housing.

2.1.2. The approved scheme provides six car-parking spaces which are specifically for use in conjunction with the M4(3) (wheelchair adaptable) homes being delivered as part of the development.

2.2 ESTATE PARKING REPROVISION:

2.2.1. The planning consented scheme will reinstate 24 car park spaces for use by residents of the Chesnut Estate with valid permits, these are in addition to the six spaces set out at 2.1.2 above.

2.3 CAR PARKING PROVISION

2.3.1. The Transport Assessment (TA) submitted in support of the planning application for the site found that the scheme would have a negligible impact on the local transport system, and was suitable for a car free scheme due its location relative to a very high level of public transport accessibility.

2.3.2. Therefore, a parking provision of six accessible car parking spaces have been proposed and approved for the residential development with no provision for standard spaces.

2.4 ELECTRIC VEHICLE CAR PARKING

2.4.1. A total of one EV charging point accessible from two of the six spaces proposed on the development will be provided.

3 CAR PARK MANAGEMENT MEASURES

3.1 INTRODUCTION

3.1.1. This chapter summarises the proposed CPMP measures to ensure effective management of the car park spaces. These measures reflect condition 16 of the Consented Development and the Section 106 which restricts eligibility of all occupiers of Buildings from obtaining parking permits.

All re-provided spaces and any temporary spaces provided on the estate will be managed and maintained by Haringey Council as part of the wider estate.

3.2 CPMP MANAGER

3.2.1. The responsible person for the CPMP of spaces is below. All CPMP-related queries should be addressed to the CPMP Manager in the first instance. These details will be communicated to all relevant stakeholders following any amendments that may take place.

- CPMP Contact Tim Bryant – Housing Projects Manager

3.3 RESIDENTIAL PARKING SPACE ALLOCATION

3.3.1. Since Building occupiers will not be able to obtain parking permits for the adjacent CPZ, residential parking spaces will be allocated through permits provided by the CPMP management team. These permits will be offered as follows:

- To qualifying residents of the development who are allocated the wheelchair adaptable homes.
- The permits will allow holders to park in an allocated bay.
- The three spaces adjacent to block A will be allocated to the residents of the three M4 (3) units in block A.
- The three spaces adjacent to block C will be allocated to the three M4(3) units in block C.
- Each unit will be allocated a specific parking space.

3.3.2. The above approach will also apply to permits associated with spaces provided with EVCPs which will be offered as follows:

- to qualifying residents who are allocated the wheelchair adaptable homes and have an EV.

Newlon will engage with PODPOINT to ensure residents enter into agreements to pay for the electricity used to charge their vehicles.

3.4 RESIDENTIAL CAR PARKING REQUIREMENTS

3.4.1. To request a parking permit, tenants must contact the CPMP manager, details of which will be available from Newlon HA Lettings Manager.

3.4.2. The CPMP manager upon receipt of requests will review the requirements of the tenant, approve, and allocate a parking permit and space as appropriate.

3.5 MONITORING AND REVIEW

3.5.1. The S106 agreement restricts eligibility of all occupiers from obtaining CPZ parking permits and the monitoring and review process will ensure occupiers are made aware of restrictions, and that these are met.

3.5.2. An annual review of car park usage by residents will be carried out by the CPMP Manager to ensure that car parking demand is being met.

3.6 ENFORCEMENT

Notices will be clearly displayed so that all residents are aware that the spaces are for use by Newlon Permit holders only, and should not be used without the appropriate permit.

3.6.1. All authorised vehicles will be required to display permits issued to them on windscreens at all times in line with the terms outlined by the parking enforcement company.

3.6.2. An agreement is to be put in place with a car parking enforcement company to allow fines to be issued to unauthorised parked vehicles. Enforcement action will be carried out if it is found that the parking spaces are being mis-used by residents or third parties, including the following activities:

FAILURE TO DISPLAY A VALID PARKING PERMIT

- In the first instance, a vehicle parked on-site without a valid parking permit on display will be cross referenced against a database; if the vehicle registration does not match an allocated permit, the vehicle will be penalised with a penalty notice. A notification of fees payable will be passed on to the vehicle owner.
- If the vehicle does match an allocated permit-holder, following a warning notice a penalty notice will be issued in line with the terms outlined by the parking enforcement company.

FAILURE TO PARK IN ALLOCATED / DEMARCATED SPACE

- If a permit-holder fails to park within the boundaries of a demarcated space potentially blocking use of another permit-holder, and/or causing disruption to other cars or pedestrians, or blocking access points, the vehicle will be penalised with a penalty notice.
- If the location of the vehicle is considered to completely obstruct other spaces, obstruct access by other vehicles, removal of the vehicle will be considered.
- If vehicles are caught repeatedly failing to park in allocated or demarcated spaces, penalty notices will be re-issued.
- Permit-holders in receipt of a penalty notice will have the opportunity to appeal against its issue under certain prevailing conditions; if a permit-holder is parked incorrectly because of the misuse of an allocated space by another vehicle, the penalty notice may be withdrawn.

MAINTENANCE OF THE SIX SPACES:

- The six spaces will be maintained by and at the expense of Newlon Housing Trust. Newlon's estate team will carry out visual inspections during their weekly site visits.