

HGY/2024/0308-NMA to the 3b car park (HGY/2024/1357)

Clarendon Gasworks Phase 4 – pre submission proposals relating to car parking (blue badge and standard) June 2024.

These transportation comments relate to proposals tabled by the developer of the Clarendon Gasworks site in relation to the parking aspects of this development and follow discussions between the applicant/developer and the transportation team at Haringey.

The applicant is intending to submit a reserved matters application in relation to proposed changes to the parking aspects of the development.

Phase 4 of the development (blocks H1 to H3) include 377 residential units, and with the original outline consent from 2018, car parking was to be provided at a level of 0.25 spaces overall, including a 10% provision for blue badge bays (one per accessible/wheelchair unit).

Subsequent to this the S106 was amended by a deed of variation so that blue badge parking was to be provided at 3%, with the ability to provide further blue badge parking from reconfiguration of the residual standard bays up to a maximum of 10% (relating to the number of units).

The applicant is now proposing a revised arrangement, to reflect the changes since the outline consent and subsequent deed of variation change to the S106 obligations. These reflect changes in car ownership levels and consideration of blue badge provision amongst the population within the Borough. These proposals are also informed by the real time take up of parking provided within the earlier phases of the development that are now occupied. 10% blue badge parking has been provided within Phases 1 and 2.

The revised proposals are for the following;

- Overall development wide blue badge bay provision of 7% across all 5 phases (phases 4 and 5 are yet to be built out and phase 3 is under construction). This is based on 10% provided within phases 1 and 2 then 5% for the remaining phases.

The applicant has provided a written justification for this proposed change;

- 3% of Haringey's population of 266,000 have blue badges, so roughly 8000 are issued to residents living within the Borough.
- Interrogation of 2011 Census data details that 42% of blue badge holders in Haringey own a car.
- There has been zero uptake of the provided blue badge spaces provided within the phases of the development already constructed.
- The applicant has also referenced similarly natured development within Haringey which have good to excellent PTAL levels similar to this development, and these have levels of blue badge parking lower than the 10% requirement, where it has been considered that taking into account likely demands, location and accessibility, a lower level is suitable.

The applicant has provided a table detailing the provision of overall parking and the blue badge parking component, this shows that for the 1877 flats at the development, there will be 211 car parking spaces overall, of which 136 will be for blue badge holders.

Summary

This proposal from the developer for Clarendon Gasworks relates to the part built out development, and parking provision for both blue badge and standard spaces across the 5 phases of the development.

Reductions compared to the originally consented arrangements are proposed, these are acceptable given changing levels in car ownership by blue badge holders since the original consent and the proportion of the Borough's population that have blue badges issued to them. Reference to similar developments and the provision and uptake of blue badge spaces further reassures that the proposed provision will be suitable. The provision should comfortably meet future demands from existing and future occupiers that require a blue badge space, and the overall parking provision for blue badge and standard bays is appropriate given current Transportation Policies, the site's PTAL and location.