

Parking Management Plan

29 Broadwater Road, Welwyn Garden City, Herts, AL7 3BQ

Prepared for Hightown Housing Association

By YES Engineering Group Limited


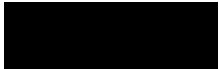

August 2024



Revision History

Revision N°	Prepared By	Description	Date

Document Acceptance

Action	Name	Signed	Date
Prepared by	K Backhouse		August 2024
Reviewed by	J Willis		August 2024
Approved by	P Willis		August 2024
on behalf of	YES Engineering Group Ltd		

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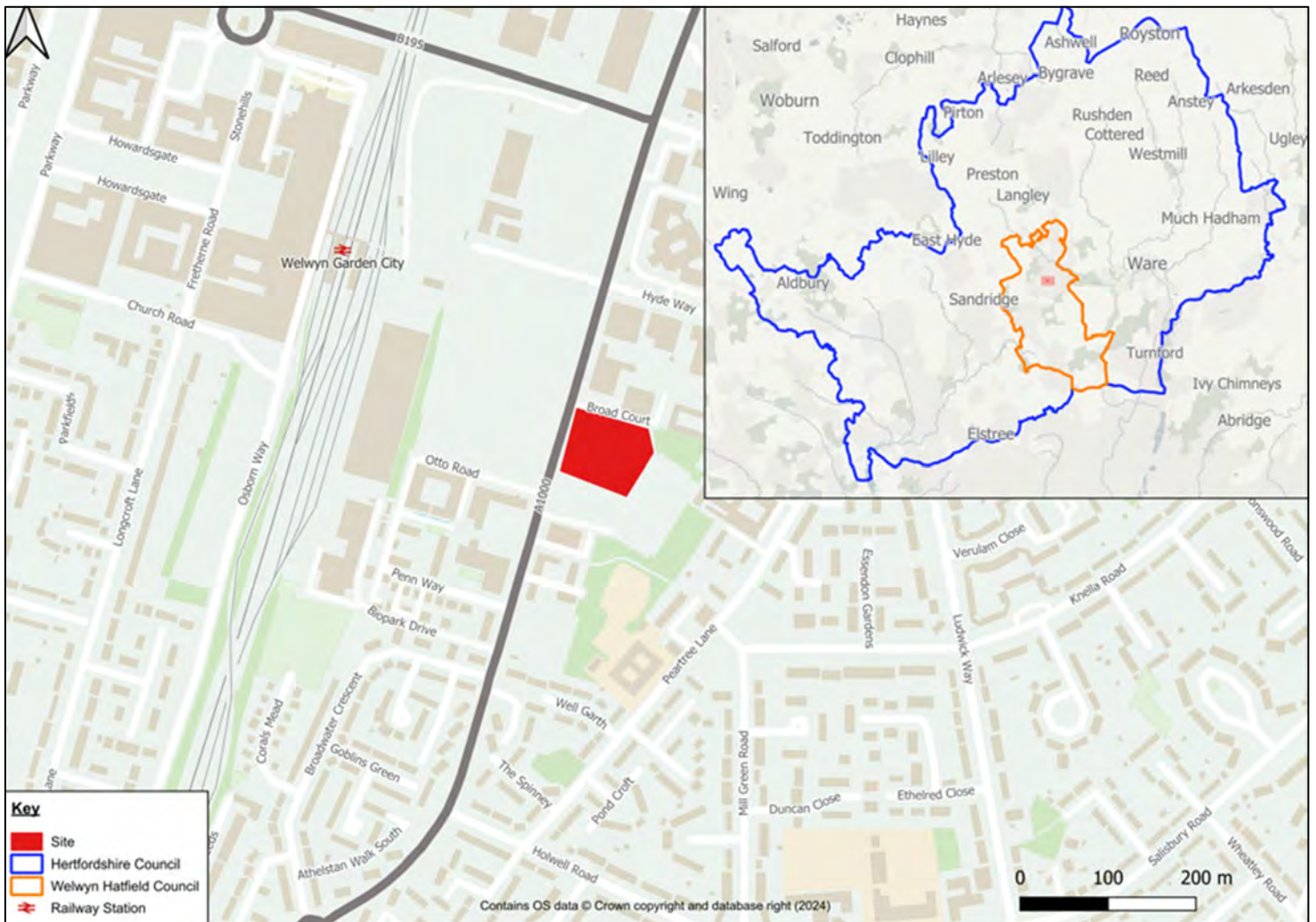
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1 Introduction

YES Engineering Group Ltd was appointed by Hightown Housing Association to produce a Parking Management Plan (PMP) to discharge Condition 6 of the approved planning application (reference:6/2019/3024/MAJ) for residential development at 29 Broadwater Road, Welwyn Garden City, Hertfordshire, AL7 3BQ (the “Site”).

As shown in **Figure 1.1** it can be seen the Site has a northern frontage to Broad Court and western frontage to the A1000 Broadwater Road

Figure 1.1 – Location Plan



The Site lies within the administrative area of Welwyn Hatfield Borough Council (WHBC) who are the local planning authority and Hertfordshire County Council (HCC) who are the Highway Authority.

1.1 Consented Development

The consented development is for the demolition of the 6,508m² office building (demolition has already occurred) and erection of 128 flats with associated car parking, landscaping,

amenity space, bin and cycle storage, with alterations to existing and formation of new access on Broadwater Road and alterations to the existing access on Broad Court.

The consented ground floor layout is shown on the architects' plan attached at **Appendix A**.

Parking

The consented scheme will provide a total of 136 car parking spaces on-site located on the basement level, which comprises 126 standard size spaces and 10 Blue Badge spaces as shown on the Architect's basement plan. The parking contains 8 visitor parking spaces. The Blue Badge spaces are located close to the lift cores. This accords with Census Data associated with car ownership levels in the vicinity and with WHBC parking standards.

There will also be 14 motorcycle spaces provided within the basement car park.

Figure 1.2 of the Transport Assessment that accompanied the planning application shows the swept paths of a large car entering and exiting the car parking spaces.

It is proposed that a total of 128 cycle parking spaces will be provided on-site, these being located in three separate storage areas located on the basement level. Two of the cycle store areas are located on the western side of the building and one of the cycle store areas is located on the eastern side of the building. The 3 cycle stores have direct access from Broadwater Road. All cycle parking spaces will be sheltered, secure and easily accessible. This accords with WHBC cycle parking standards.

Access

The development has direct frontage to Broadwater Road and to Broad Court. The main pedestrian access to the Site is directly from Broadwater Road providing access to buggy parking and the stair core as shown on the architect's plan attached at **Appendix A**. It is proposed a new vehicular access in the form of a raised table will be provided from Broadwater Road, which leads into the basement parking area at a central position on the Site frontage. The vehicular access has been designed taking into consideration the proposed road improvements associated with the former Shredded Wheat factory development site located on the opposite side of Broadwater Road. The swept path of a refuse vehicle, which is the largest vehicle anticipated to visit the Site and the visibility splays associated with the 30mph speed limited are shown on Figure 1.2 of the Transport Assessment which accompanied the planning application.

Broad Court is located on the northern boundary of the Site which joins Broadwater Road at a priority junction. Double yellow lines applied to both sides of the carriageway and a vehicular access is located to the rear of the now demolished office building which was the exit for the car park.

There is a pedestrian crossing located east of the development site on Broadwater Road providing safe passage for pedestrians crossing the road to access the Site if arriving from the bus stop on the opposite side of the road or from the City Centre.

Cyclists will access the 3 bike stores located on the basement level of the building with access from Broadwater Road.

Servicing

It is anticipated that there will be on average 3 vehicles per hour visiting the Site for deliveries (Section 4.4 of the Transport Assessment which accompanied the application). Smaller service vehicles will be able to access the basement carpark, and the remaining service vehicles, and refuse vehicles, will be able to access the Site from Broad Court by using the turning head being provided at the eastern end of the Site frontage. The swept path of a refuse vehicle is shown on Figure 1.2 of the Transport Assessment which accompanied the application, which is the largest vehicle anticipated to visit the Site.

It is proposed to provide 3 refuse storage areas located at ground floor level. Two of the refuse storage areas are located on the northern side of the building adjacent to the buggy parking with access from Broad Court. The third refuse storage area is located on the southern side of the building at the western corner, which means the collection vehicle will be able to stop on-street on Broadwater Road within 25m of the store. All refuse storage areas will provide adequate space to accommodate waste storage for all the waste streams and within the required collection distance for waste management operatives.

A refuse strategy plan was submitted by the architects with the planning application, which has been approved by the local authority.

2 Management and Operation

2.1 Management Roles and Responsibilities

It is proposed that Hightown Housing Association (HHA) install parking restriction warning signs on their land adjoining Broad Court, confirming that vehicles parked on the double yellow lines will be fined should they choose to park on them.

Broad Court is located on the northern boundary of the Site which joins Broadwater Road at a priority junction. Double yellow lines applied to both sides of the carriageway and a vehicular access is located to the rear of the demolished office building which is the exit for the car park

HHA will employ a parking management company (used on other HHA sites). Management of the car park will be the responsibility of the Management Company. Details of the Management Company and contact details will be provided to all residents.

The Management Company will be responsible for monitoring use of the car park/Broad Court and any potential enforcement measures which may be required as follows. Residents who park on any inappropriate locations/yellow lines on-site will be fined. These measures will ensure that Broad Court remains free of parked cars on the double yellows, allowing a refuse vehicle to enter and exit the site.

Maintenance and Operation

Maintenance of the car park will be the responsibility of the Hightown Housing Association. The Management Company will be the residents' and employee's contact for any issues relating to the maintenance or operation of the car park and will be responsible for addressing identified issues reported.

The car park will be accessed via a barrier-controlled system so unauthorised drivers are prohibited from entering the Site. Residents will be provided with a fob or access code to enter the development.

2.2 Parking Allocation

The general parking spaces will be numbered and allocated to individual residents living in the development by the Management Company for a surcharge. No space will be tied to a specific property for the developments lifetime, ensuring that the right to park is retained via a lease type agreement.

Once a space has been allocated the resident will be given a development permit to prove they have authorisation to park.

Residents will be required to make prior arrangements and meet their visitors at the barrier-controlled access to let them into the basement car park.

All spaces will be clearly labelled to demonstrate their allocation e.g. visitor space, electric charging space, Blue Badge Space, allocated resident space and motorcycle space.

Signs will be erected around the car park and land adjoining Broad Court stating that only spaces can be used by authorised users only.

The Blue Badge parking spaces will be allocated as demand arises and this situation reviewed if the household circumstances change.

2.3 Enforcement Process

In order to ensure that the use of the car park is operated correctly and efficiently, it must be monitored and enforced appropriately. This will be undertaken by the Freeholder / Management Company.

As the car park will be barrier-controlled it is considered unlikely that unauthorised access can occur however, certain activities will be considered non-compliant, these being:

- Vehicles not parked in the correct parking space (other designated bay)
- Vehicles parked on double yellow lines
- Vehicles not parked within a demarcated space, but otherwise authorised
- Vehicles parked inappropriately such as in the Blue Badge area and causing (or liable to cause) obstruction
- Unauthorised vehicle parking on-site, within a demarcated space or not in demarcated space.

The Management Company will be responsible for taking the appropriate enforcement action in the event that any non-compliance is observed and recorded.

3 Ongoing Updates and Revision

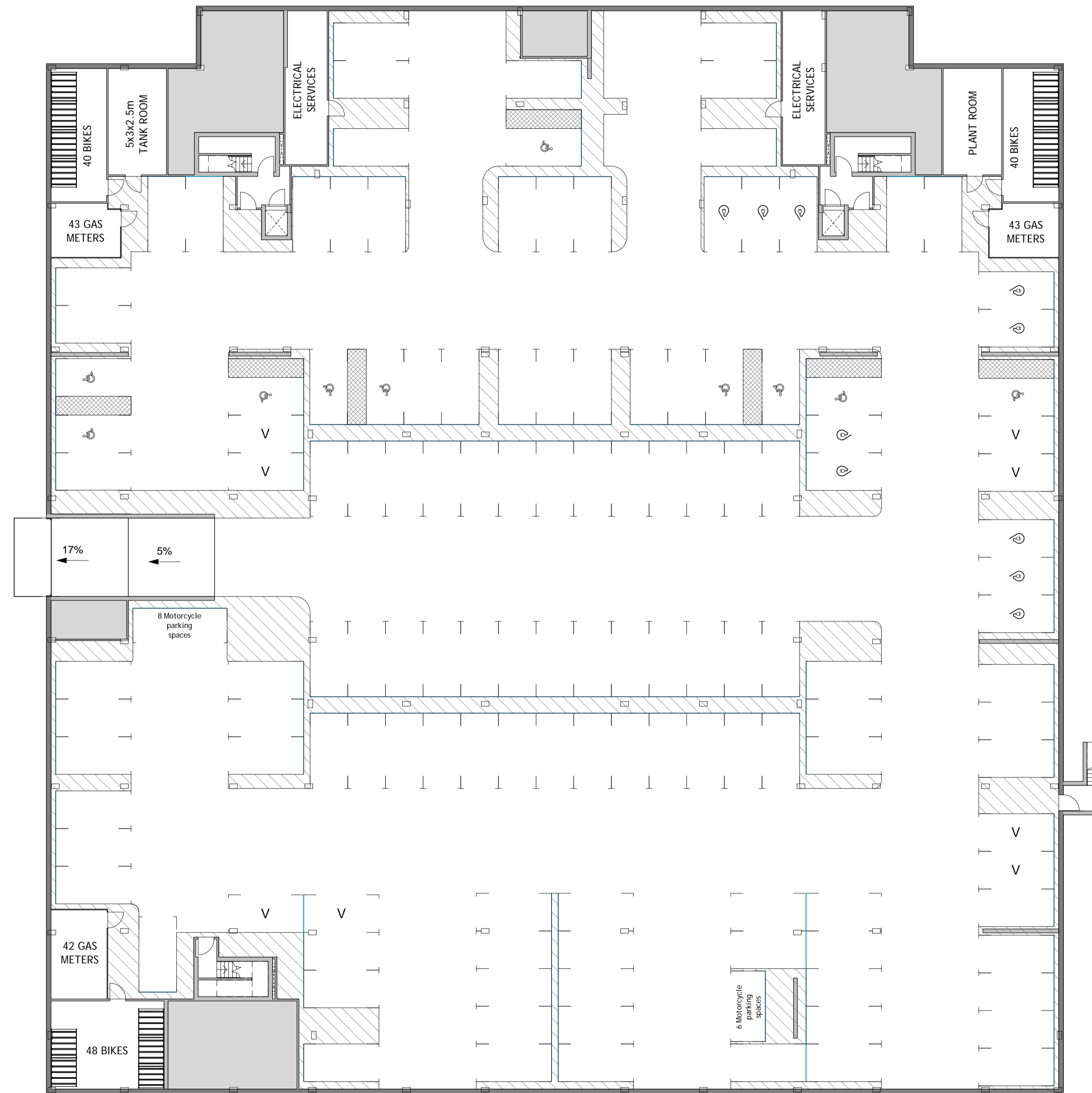
The management company will be responsible for maintaining the PMP and any changes to the car parking arrangements including management and enforcement.

The PMP will remain a live document and measures set out in the PMP may evolve to best suit the residents of the proposed development. The management company will be responsible for any subsequent updates or revisions to the PMP.

Any significant changes which may arise, i.e. change of residents or enforcement, will be documented.

Appendices

Appendix A – Consented Ground Floor and Basement Layout Plans



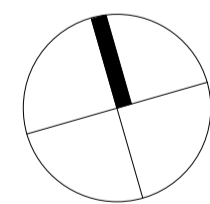
BASEMENT PLAN KEY

- DISABLED PARKING SPACE
- ELECTRIC CAR CHARGING POINT
- VISITORS PARKING SPACE V

136 CAR PARKING SPACES

- 126 STANDARD PARKING SPACES 2.4m x 4.8m
- 10 DISABLED PARKING SPACES 3.0m x 4.8m

14 MOTORCYCLE PARKING SPACES



Basement Floor Plan
1 : 200

2 0 2 4 6 8 10
SCALE 1:200 m

P1 Issued for Planning 21.11.19

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Client
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Project
29 Broadwater Road
Welwyn Garden City

Drawing Title
Basement Floor Plan

ARCHITECTURE

Drawing / Document Reference						Status
BRW01 - MCB - ZZ - B1 - DR - A - 0303						D5 - P1
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