

**CAR PARKING MANAGEMENT PLAN  
PROPOSED RESIDENTIAL DEVELOPMENT  
37 BROADWATER ROAD  
WELWYN GARDEN CITY  
AL7 3AX**

**TO DISCHARGE CONDITION 11 OF  
PP 6/2018/2387/MAJ**

## REPORT CONTROL

**Document:** Car Park Management Plan  
**Project:** 37 Broadwater Road  
**Client:** Bish 1 Limited  
**ADL Reference:** 4986

Document Checking

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1	06.01.2021	Client Draft 1	AP
2	11.02.2021	Client Draft 2	AP
3	13.01.2021	Final	AP

*This report is completed on 06/01/2021 during the Coronavirus Pandemic.*

*During this period the Government advice remains that you should not:*

- *socialise indoors in groups of more than six persons – this includes when dining out or going to the pub*
- *socialise outdoors in a group of more than six people*

*With regard to travel, the advice states that to reduce demand on the public transport network, you should walk or cycle wherever possible. If you have to use public transport, you should try to avoid peak times. People using public transport must wear face coverings, and are also advised to socially distance and avoid busy routes.*

*Some areas have local restrictions in place and local advice should be followed when travelling into, out of and within these areas.*

*It is recognised and acknowledged that the Covid-19 virus and the predicted severe recession will have an impact on travel patterns and behaviour in the foreseeable future. However, this has not yet been able to be quantified.*

*Every effort has been made in the preparation of this report to present the factual information (which was largely collected or prepared pre virus) as accurately as possible and draw conclusions based on these facts. Revisions and updates of the report may be required in the future in light of changing circumstances, planning advice and Government guidance.*

*Recommended travel options, may be reviewed prior to implementation in light of the then current Government guidance or other pertaining circumstances.*

*ADL Traffic and Highways Engineering takes no responsibility for any behaviour or consequence related to Covid-19, following the implementation or operation and or use of the development proposal assessed, or designed in this report/drawing or the highway works details.*

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## 1.0 INTRODUCTION

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### 1.1 Purpose of Report

- 1.1.1 ADL Traffic & Highways Engineering Ltd have prepared this Car Park Management Plan for the proposed residential scheme at 37 Broadwater Road, Welwyn Garden City AL7 3AX.

### 1.2 Planning Application

- 1.2.1 Welwyn Hatfield Borough Council granted planning permission on 18<sup>th</sup> July 2019 for:

***“Construction of new build of 22 x 2 Bedroom and 2 x 3 Bedroom residential apartments with balconies and a roof garden. Layout of 26 car parking spaces, cycle parking, refuse store, internal access routes, landscaping and supporting infrastructure.”***

- 1.2.2 The planning permission (ref: 6/2018/2387/MAJ) is subject to pre-occupation conditions which included the provision of a car parking management plan:

***“Prior to the first occupation of the development hereby permitted, full details of a car parking management plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall then be implemented and maintained on site.***

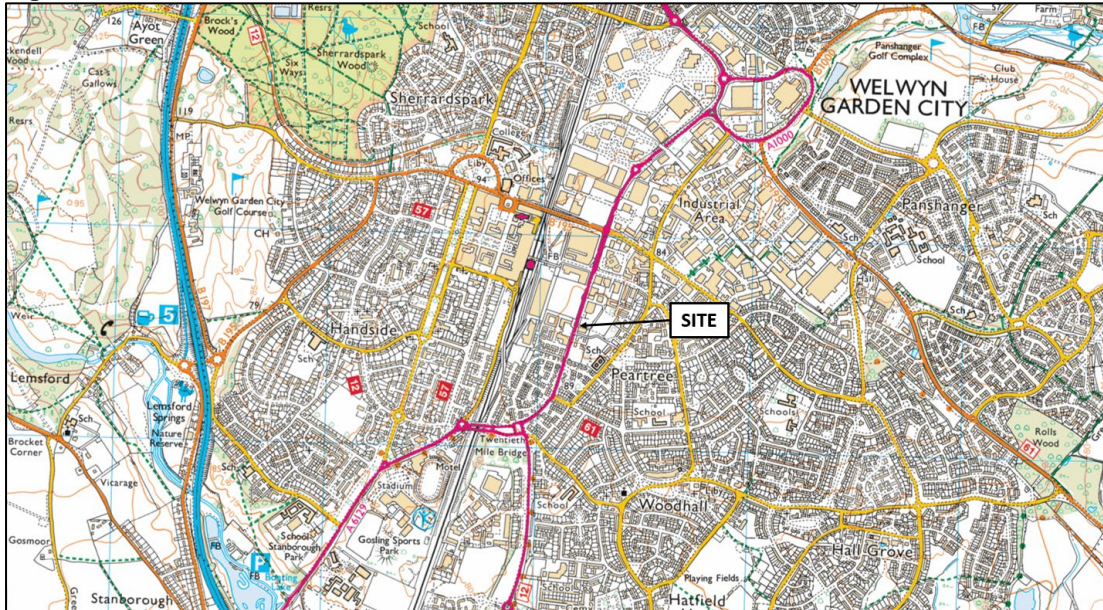
***REASON: To ensure the permanent availability of the parking/manoeuvring area, in the interests of highway safety in accordance with the National Planning Policy Framework and Policies M14 and D1 of the Welwyn Hatfield District Plan 2005.”***

- 1.2.3 This report seeks to set out and satisfy the above requirement and as such discharge the condition.

### 1.3 Site Location

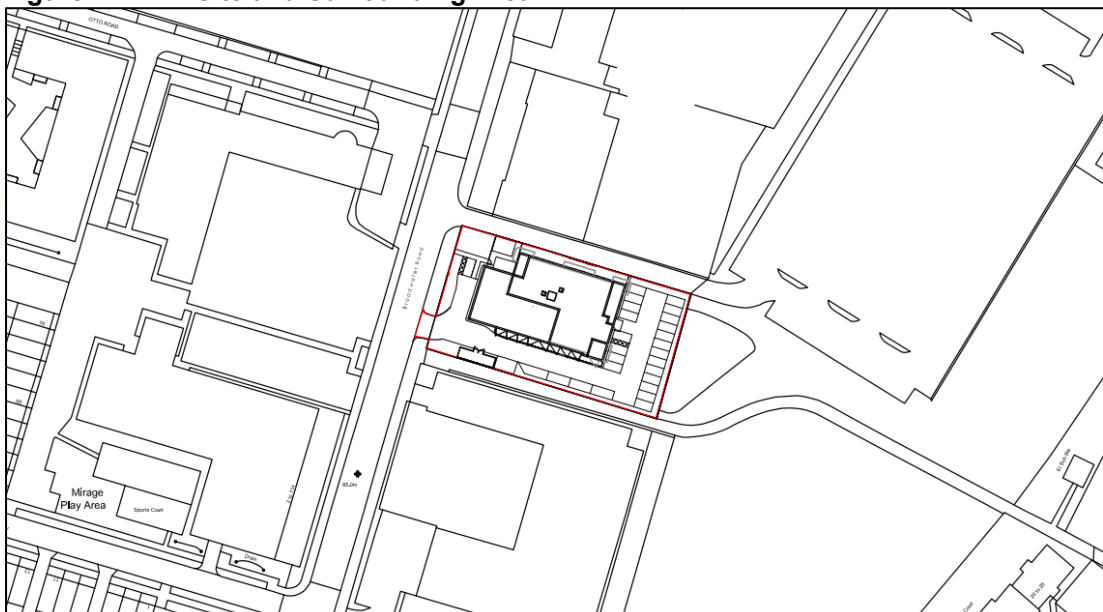
- 1.3.1 The site is located on the east side of Broadwater Road in the centre of Welwyn Garden City, approximately 1.2 kilometres southeast of the city centre. The site location is shown on the plan in Figure 1A below.

**Figure 1A Site Location**



- 1.3.2 The surrounding area is broadly industrial/commercial to the north and west, and residential to the east and south.
- 1.3.3 The site is bound by Broadwater Road to the west, the access road to the Ringway Welwyn Garden City Depot to the north, and a public footpath pedestrian lane to the south.
- 1.3.4 The site and surrounding area is shown on the plan in Figure 1B below.

**Figure 1B Site and Surrounding Area**



*Parking Restrictions*

1.3.5 Broadwater Road (A1000) is a single carriageway road which links the roundabout with the A6129 approximately 500 metres to the south of the site, with the intersection with Bridge Road approximately 480 metres to the north of the site.

1.3.6 On Broadwater Road, in the vicinity of the site, there are single yellow line parking restrictions on both sides of the carriageway. There are no stopping restrictions for the following period:

*'Mon – Sat  
8 am – 8 pm'*

1.3.7 There are also no loading restrictions for the following periods:

*'Mon – Fri  
8.00 – 9.00 am  
5.00 – 6.00 pm'*



## 2.0 CAR PARKING

### 2.1 Car Parking Provision

2.1.1 The proposed residential development will have 26 car parking bays split as:

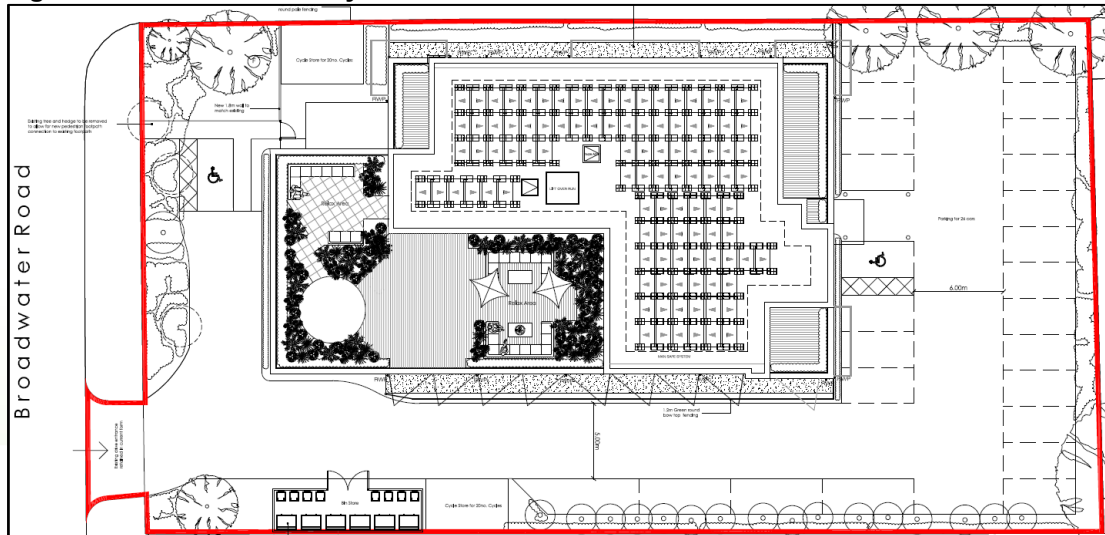
- 24 standard bays
- Two accessible bays for “blue badge” holders

2.1.2 There will be two covered cycle stores for up to 20 cycles each (i.e., 40 in total), on the north and south side of the site.

### 2.2 Car Park Layout

2.2.1 One accessible bay is located on the western side of the site, four standard bays are located on the southern edge of the site, adjacent to the bin store, and 21 bays (including another accessible bay) are located on the eastern edge of the development. The car park layout is shown below in Figure 2A.

**Figure 2A Car Park Layout**



### 3.0 CAR PARK MANAGEMENT AND ENFORCEMENT

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- 3.1 The car parking spaces will be allocated to residents only; and in accordance with their purchase agreement(s). Requests for Blue Badge parking will be considered on a first come-first served basis.
- 3.2 The two x three-bedroom flats will be assigned two parking spaces each and the 22 x two-bedroom flats will be assigned one parking bay each. There is no provision of visitor parking.
- 3.3 Residents will be informed of parking management procedures through the documentation issued in relation to their service charge obligations. The parking notices and information will be displayed in the common parts of the building and will therefore be easily visible to the residents.
- 3.4 The entrance to the car park will be ungated, using the existing vehicular access from Broadwater Road, in the form of a simple vehicle crossover.
- 3.5 The Management Company of the building will be responsible for implementing and over-seeing the Car Park Management Plan. The plan would be enforced in the following manner:
- Residents would provide the Management Company of the building with the number plate/details of their vehicle prior to moving in, and update the Management Company should this change;
  - Signage would be located in prominent locations in the car parking areas to inform residents that they are permitted only to park in their allocated parking bay(s);
  - Staff at the Management Company of the building would carry out regular site visits to inspect the parking usage; and
  - Residents who do not adhere to the parking regulations would be notified with a formal notice; should residents fail to comply, more serious enforcement actions will be considered and implemented, including issuing fines.



3.6 Enforcement will be undertaken in accordance with the relevant British Parking Association (BPA) guidelines. Inappropriate parking will result in an adjustment to resident's management charge:

- Parked across or obstructing more than one marked parking space;
- Parked outside of a marked parking space;
- Parked in an inappropriate parking area;
- Parked inappropriately / dangerously; or
- Parked such that it causes an obstruction.

3.7 Details of management procedures will be detailed on signage located on the site and will be in according to the BPA Code of Practice.

## 4.0 SUMMARY

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- 4.1 This Car Park Management Plan (CPMP) has been prepared to discharge Condition 11 of the planning permission 6/2018/2387/MAJ for the proposed development at 37 Broadwater Road, Welwyn Garden City.
- 4.2 The CPMP provides a summary of the car parking provision that is proposed as part of the development, and the strategy for its operation. The CPMP will be implemented and overseen by a management company.
- 4.3 The car park will be accessible to residents only; with each two-bedroom flat assigned one allocated car parking space each, and two allocated spaces for the three-bedroom flats.
- 4.4 The Management Company will be responsible for enforcement measures which will operate in accordance with the Code of Conduct, as set out by the British Parking Association.