

Car Parking Management Strategy – Development of Stubbs Mews (Pursuant to condition 9 of planning permission 122597/F0/2019)

The purpose of this strategy is to ensure that within the resources available, the car parking for Stubbs Mews will provide appropriate, adequate, and accessible parking for occupiers, visitors, and tenants of Stubbs Mill, with approved parking rights. The Car Parking Management Strategy is also designed to assist in the management of traffic, and travel to and from Stubbs in an environmentally responsible manner. The main aims are to:

- Ensure the safety of road and car park users
- Eliminate unauthorised parking, including unauthorised on-street parking
- Ensure authorised occupiers can utilise their allocated spaces
- Enhance surveillance, control, and management of all car parks through sanctions for breach of the regulations specified in this policy
- Encourage alternatives to one-person car commuting wherever possible

Transport issues, particularly in relation to car parking, are of great interest to Urban Splash and our occupiers. This strategy will ensure that resources for car and other vehicle parking are used to maximum effectiveness and will be as fair as possible to all users in line with the approved Travel Management Plan, as submitted pursuant to condition 14 of planning permission 122597/F0/2019.

General Description

The car park underneath the podium at Stubbs will not only serve the residents of the homes above, but also the tenants of Stubbs Mill, next door. The parking allocation has been divided into two, as shown in Appendix A to provide;

- 30 spaces for Stubbs Mill,
- 18 spaces for residents
- 5 communal spaces
- 6 of these spaces, marked with "evcp", will have provision for electrical vehicle charging on completion of the development, with all other resident's spaces being future proofed to allow for easy installation of a charging pillar, should they wish. Currently individual residents' benefit from government grant to install EV chargers, which Urban Splash do not have access to. It also gives residents the option to choose preferred charger / supplier to meet their individual needs.
- 2 of these resident's spaces and 5 of the Stubbs Mill spaces are accessible.

Car Park Access Management

Access to the under-croft car park is gained via the main entrance off Piercy Street, on the Northern boundary of the site. This gate will be fitted with a GSM access unit, allowing authorised personnel to ring the system using a mobile phone to open the gate automatically and obtain access. This GSM system will have eligible people's numbers saved into it, meaning that should the number be shared outside of those authorised, they will not be able to access through the gate. This system has been implemented and will be managed by our managing agent, Residential Management Group, to ensure that it is working effectively and any numbers that need to be added, are done so quickly and efficiently.

This system will also allow a general intercom line for the tenants of Stubbs Mill, allowing their visitors to call through to reception and gain access as necessary.

Although access will be allowed to all space holders on a 24/7 basis, the likely usage of the commercial area will be Mon-Fri 8:30am – 5:30pm, with limited personnel visiting outside of this period.

The nature of this system works to prevent surplus cars being allowed into the car park and therefore all cars will have an allocated space. In the event that residents or Stubbs Mill's tenants let in multiple vehicles that do not have a space, our managing agent will issue them with a warning and ensure that the offending vehicles are removed quickly.

Sustainable Travel Initiatives

Stubbs Mews is highly accessible by public transport, on foot and bicycle. Residents will be encouraged to use sustainable methods of transport where possible, whether this is via public transport, cycling or car sharing. The Stubbs Travel Information guide can be seen in Appendix 3 of the Travel Plan submitted as part of pre-occupation condition 14 of this planning application which outlines alternative methods of transport in the local area and how residents can take advantage of this. Urban Splash feel that it is a very important aspect of becoming a resident with us, that we encourage an ethos of sustainability as is carried throughout the construction of our homes, and therefore only promote individual car usage when it is absolutely necessary.

Appendix A – Stubbs Car Park Plan

