

Project: Unit 3, Arena Shopping Park, Harringway
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Approved by: Phil Bell
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1.0 Introduction

- 1.1 Motion has been instructed to prepare a Parking Management Plan to discharge a planning condition in relation to a planning permission at unit 3 of the Arena Shopping Park, Harringay (LPA Ref. HGY/2013/0251).
- 1.2 The development proposals involve the change of use of unit 3 from a Royal Mail Sorting Office (Land Use Class Sui Generis) to non-food retail use (Land Use Class A1). They include the installation of a mezzanine and the reconfiguration of the service yard to provide an additional 13 staff car parking spaces. The Planning Application was approved on 14th March 2013 with a number of conditions, one of which relates to the management of car parking.
- 1.3 Condition 8 states:

"No development shall proceed until details of parking management within the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and the car park managed accordingly thereafter".
- 1.4 This Parking Management Plan sets out how the car park will be managed to ensure that the staff car parking and customer car parking areas operate efficiently without impacting on the availability of car parking or upon the operation of the highway network. The proposals will be implemented in accordance with this Parking Management Plan unless otherwise agreed with the Council.

2.0 Existing and Proposed Car Parking

Existing Car Parking

- 2.1 Shared car parking for customers is provided within 2 car parking areas on the retail park, accessed from Williamson Road. The car park at the front of unit 3 provides customer parking for approximately 130 cars, while the car parking area to the north provides customer car parking for in the order of 70 cars. There are also 26 car parking spaces at the rear of unit 3 for use by staff.

Proposed Car Parking

- 2.2 As part of the proposals the service yard will be reconfigured to provide an additional 13 car parking spaces for use by staff, amounting to a total of 39 staff car parking spaces on the site. This car parking area will be accessed via Williamson Road as existing, while no changes to the existing customer car parking provision are proposed.

3.0 Management of Car Parking

Existing Control Measures

- 3.1 The customer car parking areas are currently subject to effective parking control measures, which will continue following the implementation of the proposals. Parking within the customer car parking areas is restricted to use by customers of the retail park only and subject to a maximum stay of 2 hours with no return within 3 hours. The use of disabled parking and parent and child parking is also currently controlled. These restrictions are clearly signed throughout the car parks and an example of the sign used is shown in the photograph below.



Existing signage at the Arena Shopping Park

- 3.2 The customer car parking areas are managed by Euro Car Parks and regular patrols are carried out to ensure compliance with these parking conditions. Penalty charge notices are issued in the event of non-compliance. These parking controls are already in place and are effective in restricting the use of the car parks to customers only while allowing them sufficient time to visit other shops and businesses within the Green Lanes District Centre, thereby encouraging linked trips. The parking controls also prevent staff from parking in the customer car parks. These control measures will continue following the implementation of the proposals.
- 3.3 The parking control measures will be continually monitored and adjusted as necessary in the interests of highway safety and in order to accord with Policy UD3 'General Principles' of London Borough of Haringey's Unitary Development Plan (2006) and Policy 6.11 'Smoothing Traffic Flow and Tackling Congestion' of The London Plan (2011). Additional measures will be investigated, such as the erection of additional signs or increases in the fines for penalty charge notices, should it become apparent that unreasonable levels of non-compliance are occurring.

Increased Staff Parking Provision

- 3.4 Although there are already effective measures in place to prevent staff parking within the main car parks, the proposed increase in staff parking provision will further reduce the likelihood of staff parking within the main customer car park. This will help ensure the effective and efficient use of the customer car park.

Staff/Customer Instruction In-Store

- 3.5 The proposals include a commitment to operate a staff Travel Plan and as such, staff will be advised to use non-car modes to travel to work and will be advised of the public transport options available. Members of staff intending to drive to work will be told to park in the staff parking area provided on-site and will be told not to park in the customer car park under any circumstances. The number plates of staff cars will be recorded to ensure that the staff car park is not utilised by non-staff members.

4.0 Summary and Conclusions

- 4.1 Motion has been instructed to prepare a Parking Management Plan to discharge a planning condition in relation to a change of use application at unit 3 of the Arena Shopping Park, Harringay.
- 4.2 The following measures will ensure that the staff and customer car parking areas operate efficiently:
- ▶ Existing parking patrols and penalty charge notices will continue;
 - ▶ The effectiveness of the parking control measures will be monitored and adjusted as necessary, with additional measures investigated if required;
 - ▶ Increased staff car parking provision will reduce the likelihood of staff parking in the customer car parking areas;
 - ▶ A staff Travel Plan will be implemented;
 - ▶ Members of staff will be encouraged to travel to the store by non-car modes; and
 - ▶ Staff and customers will be advised accordingly of the parking restrictions in place.
- 4.3 It is considered that the above strategy will ensure that those who wish to drive to the retail park will be able to park within the designated parking areas without impacting on the operation of the local highway network.
- 4.4 The proposals in this Parking Management Plan will be implemented in accordance with this details and the car park managed accordingly unless otherwise agreed with the Council.