

Client:
MACC Group

Project:
**Prince of Wales
Shirley**

Project No:
T23553
Report Title:
Parking Management Strategy

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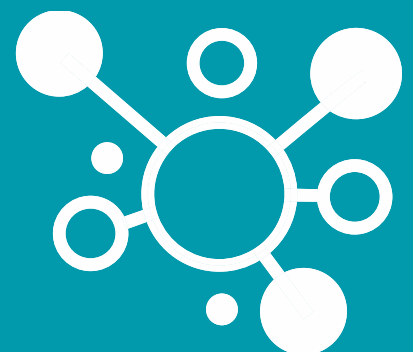


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1.0 Introduction

Background

1.1 Hub Transport Planning Ltd has been commissioned by MACC Group to provide transport advice for a proposed care home development to the south of Maypole Lane/High Street, Solihull.

1.2 The site description is as follows:

“Demolition of the former Prince of Wales public house and the erection of a 72 bedroom care home facility with frontage parking together with the change of use of former agricultural land at the rear to ancillary amenity space for residents including the provision of Green Care Farming with landscaping, and associated works (Cross boundary application - Solihull and Bromsgrove).”

1.3 This report provides a Parking Management Strategy in response to condition 6 of planning permission PL/2022/01784/PPFL, which states the following:

“The development shall not be occupied until a Parking Management Strategy of the vehicle parking and cycle parking has been submitted to and approved in writing by the Local Planning Authority. The car park shall thereafter only be operated in accordance with that approved strategy.”

Limitations of the Report

1.4 This report has been undertaken at the request of MACC Group, thus should not be entrusted to any third party without written permission from Hub Transport Planning Ltd. However, should any information contained within this report be used by any unauthorised third party, it is done so entirely at their own risk and shall not be the responsibility of Hub Transport Planning Ltd.

1.5 Where appropriate, this report has been compiled using data from a number of external sources; these sources are considered to be trustworthy and therefore the data provided is considered to be accurate and relevant at the time of preparing this report.

2.0 Parking Management Strategy

Parking Provision

- 2.1 The site plan is provided as **Appendix A** to this report.
- 2.2 The car park at the Prince of Wales site provides 25 surface level parking spaces for the Care Home, two of which are accessible.
- 2.3 The car park will provide resident, staff and visitor parking; the management strategy will be to ensure that a safe, clean and well-lit facility is maintained for all site users, with the aim that the car park is easy to use and accessible for all staff and visitors at the development.
- 2.4 The surface level car park entrance provides sufficient manoeuvring space for all vehicles that require access to the site, as has been demonstrated with the reports and drawings that accompanied the planning application.
- 2.5 The Care Home on-site staff will oversee the day-to-day operation of the car park.
- 2.6 It is important to note that the parking associated with each use will be clearly signed (including disabled bays) and car park plans will be provided to the Care Home residents; in addition, visitors will be informed of the parking arrangements via the development website.
- 2.7 Care Home management will maintain regular contact (likely via email) to ensure that should any issues arise in terms of the parking space usage, these are dealt with as quickly and effectively as possible, communicating issues to residents/staff and visitors via the available methods (websites, email, public noticeboards, etc.).
- 2.8 Any significant issues that arise will be dealt with, where feasible, via face-to-face meetings between the Care Home management team and those responsible.
- 2.9 In respect of cycle parking provision, 10 secure and covered cycle parking spaces are being provided along with 4 visitor cycle spaces; the Care Home on-site staff will oversee the day-to-day operation of the cycle parking for both staff and visitors.

Management Measures

- 2.10 A number of management measures will need to be undertaken on a regular basis, including the following:

Security

- Operation of a CCTV system; and
- Reporting of abandoned vehicles and cycles so that removal can be arranged.

Maintenance

- Supplying litter bins (with recycling of waste where feasible);
- Cleaning of all areas including aisles, bays, signage and litter collection;
- Spot cleaning as required, e.g. oil spills;
- Maintenance of the lighting system;

- Maintenance of landscaping;
- Monitoring of drainage system to complete regular maintenance, e.g. cleaning of drains and gullies;
- Regular inspection and reporting of the condition of the car park to highlight the need for repairs;
- Implementation of a Planned Preventative Maintenance (PPM) programme to budget for on-going repair and maintenance issues;
- Removal of graffiti;
- Gritting of aisles and bays subject to frost forecasts;
- Ensure there is adequate on-site provision for snow clearance, when required.

Communication with Residents, Staff, Visitors, Authorities and Third Parties

- Dealing with queries or complaints from residents, staff or visitors;
- Control and supervision of contractors at the site; and
- Liaison with insurers and the police regarding any incidents, e.g. accidents or theft.

2.11 There will also be appropriate regulations in place to control the circulation of vehicles within the car park, particularly near to the Care Home entrance.

Servicing and Deliveries

- 2.12 It is understood that the site will require servicing and deliveries with around three to four deliveries per week to the Care Home alongside weekly refuse collection.
- 2.13 All deliveries to the Care Home will be provided by small to medium light goods vehicles (LGVs) and on-site staff will ensure that deliveries do not interfere with the operation of the car park.
- 2.14 Deliveries are expected to the site at any time between 07:00 and 19:00, Monday to Saturday; there will be no Sunday deliveries. These will all be actively managed to ensure that all vehicles are able to access the surface level turning area.
- 2.15 Drawings submitted with the planning application demonstrate that there is sufficient space within the surface level access road layout, to accommodate the turning movements of delivery and service vehicles; with all manoeuvres able to be undertaken without impacting on parked vehicles.

Community Facilities

- 2.16 The primary approach to be taken by management is that there will be no parking available on-site for public use.
- 2.17 A Community Access Agreement will set out that any access for local people to any of the community facilities on site will be encouraged to be undertaken sustainably via walking, cycling and local bus services (which are close to the site and frequent).

Ongoing Review

- 2.18 The Parking Management Strategy will be routinely reviewed and updated to ensure that any ongoing requirements are being met.

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- 2.19 A successful monitoring programme will safeguard the car park and its operation, ensuring that appropriate maintenance and security measures can be put into place in a timely manner.

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Appendix A

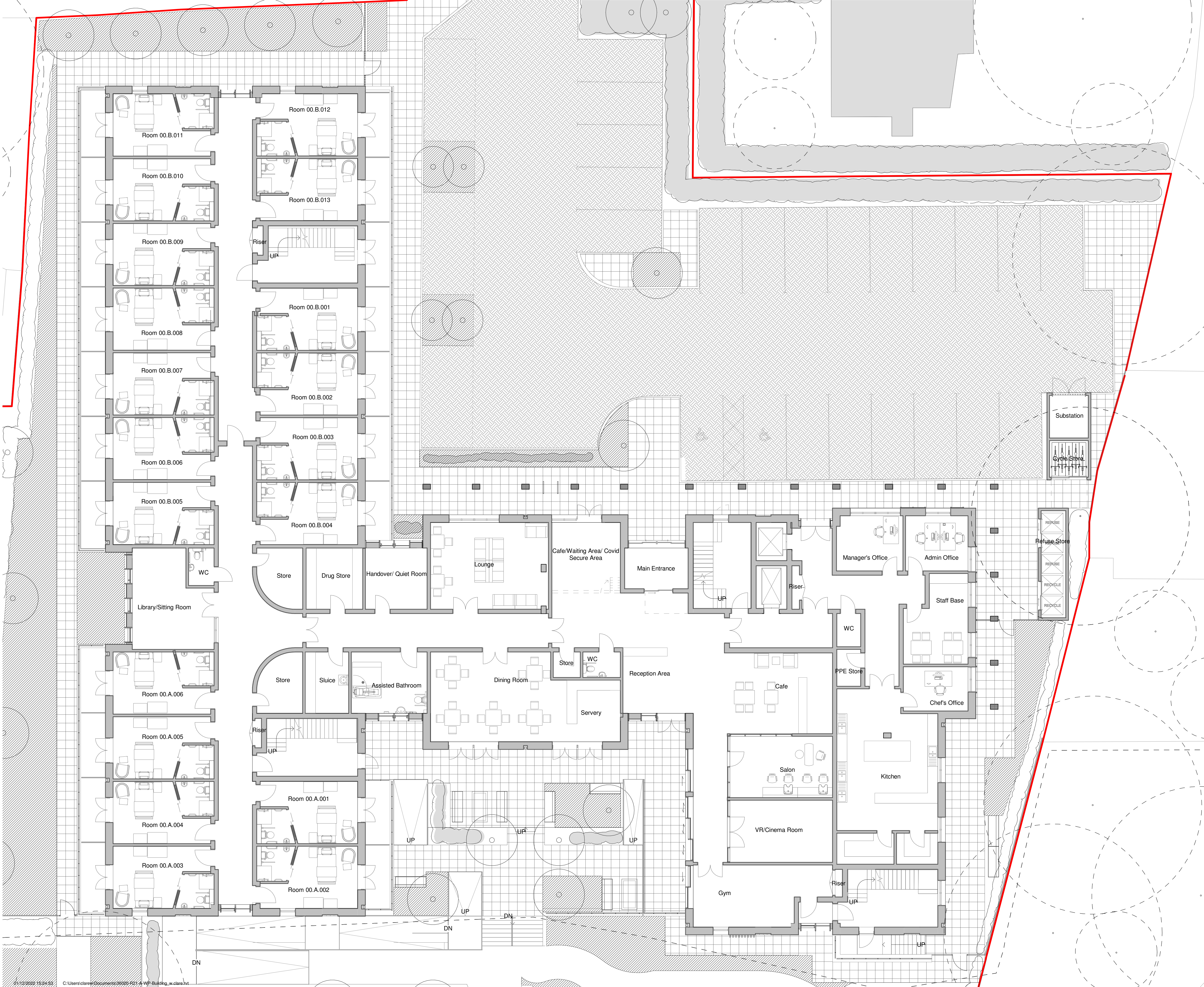
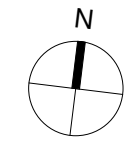
Site Plan

Contractors and consultants are not to scale dimensions from this drawing

The survey information shown on this drawing is based on a topographical survey prepared by a third party and Broadway Malyan Limited accept no responsibility for the accuracy or completeness of the survey.

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Drawings to read in conjunction with the associated Design & Access Statement, associated documents and landscape information.



Revision	Date	Drawn By	Description
P4	17/11/2022	WD	Boundary treatment adaptations in relation to crime and safety comments
P3	03/11/2022	WD	Substation placement and ground floor amenity layout adjustment per request of the operator
P2	19/10/2022	WD	Update to landscaping
P1	18/08/2022	WD	For Planning

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Client
GNM Developments Ltd.
Project
Shirley Prince of Wales
Description
Proposed Layout Ground Floor Plan

Status
PLANNING
Scale 1:100@A1
Job Number 36020
Drawn By WD
Drawing Number DR-A-03-101
Date May 2022
Revision P4