

Mercury Land Holdings Ltd

Dorrington Gardens Car Park site, Dorrington Gardens, Hornchurch, RM12 4HX

Car Park Management Plan



October 2024

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1. Introduction

This Car Park Management Plan provides details on the location of the car parking spaces, allocation and prioritisation of the parking spaces and future control and enforcement procedures, within the proposed development at the Dorrington Gardens car park site, Dorrington Gardens, Hornchurch, RM12 4HX

2. Location

The Site is situated within the London Borough of Havering (the 'Borough'). The Local Planning Authority is the London Borough of Havering (LBH) Planning and Building Control and the Local Highways Authority is LBH Parking.

The site is located in Hornchurch, a suburban neighbourhood of Romford, and is situated within 170 metres of the town centre, 800 meters from Hornchurch Underground Station, which provides services on the District Line with trains to Upminster and Central London; and 1Km to the south of Emerson Park overground train station, which provides services between Upminster and Romford train stations. Romford lies on the Elizabeth Line and provides direct rail links to / from London Liverpool Street and central London within 29 minutes and beyond to Paddington, Heathrow and Reading. There are also numerous bus stops, serving six different services within 200 metres. The site has a Public Transport Accessibility Level score of 4, meaning it has good access to public transport modes.



Figure 1 Site Location Dorrington Gardens Car Park, Hornchurch.

3. Development Proposal

The full planning application is for the following:

“Full planning application for the demolition and removal of all structures and hardstanding and redevelopment of the site to provide 34 residential dwellings, creation of a new access, with car parking, landscaping and related infrastructure, including a new substation”.

The application site is 0.60 ha (6,002 m²) in size. The proposed mix is for:

- 10 x one bed apartments
- 12 x two bed apartments
- 12 x three-bedroom semi-detached family houses.

The scheme illustrated below shows how the proposed 34 x 1, 2 and 3 bed homes are accommodated on the site.



Figure 2 Proposed site layout

4. Car Parking Provision

Car parking is provided, as a mixture of on-plot and on-street parking spaces, with parking for 24 vehicles, at a ratio of 0.70:1 spaces / dwelling, which accords with the London Plan standards for such an outer London site in a PTAL 4 zone

The location of the car parking spaces is shown on the image below.



Figure 3 Location of car parking spaces within the proposed development

In total, 24 parking spaces are proposed across the site. Each house has an on-plot allocated car parking space. The remaining spaces are for the apartments, with all four M4(3) units having a dedicated blue-badge space. The rest of the spaces are positioned in the landscape where they can be re-purposed and landscaped in the future if they are unused.

5. Allocation of Parking Spaces

The Car parking allocation will be as follows;

Property	No of Units	Car Parking Allocation
1 bed apartments	10	0
2 bed apartments	12	12 (incl. 4 M4(3) spaces)
3 bed house	8	8
4 bed house	4	4

Priority in allocation of car parking spaces is determined as follows:

- The accessible parking bays are dedicated to the 2B3P accessible / adaptable M4(3) dwellings located on the ground floor of each of the apartment blocks. These spaces are within close proximity to the WC M4(3) adaptable units.
- Family four bed houses – 1 space / dwelling on-plot
- Family three bed houses – 1 space per dwelling on-plot
- Two bed apartments – 1 space per dwelling, parking on-street, within the landscape.
- One bed apartments – no spaces.

34 units will be created in the development with 25 spaces all allocated. This will mean 10 x one bed units will be sold without any parking within the development.

Parking spaces for the apartments will be provided on a long-leasehold basis, and the residents issued with a car parking permit.

No sub-letting of parking spaces by residents will be permitted.

6. On-site Parking Controls and Enforcement

All residents will be issued with a parking guide as part of their purchase. This will include details of permits and restrictions on use of the parking spaces. Furthermore, the guide will set out the process of enforcement to be taken against any activities defined as being detrimental to the operation of the development, along with details of any fines, payment criteria and any appeals process.

Parking control will be enforced across the development by a management company set up to manage this issue, together with landscape management and maintenance, including the highways and apartment buildings management and maintenance. In addition to being facilitated by the design approach to the site, all residents will be advised of the parking provision and priority at the time of sale / first occupation.

We expect the development and all dwellings to be subject to a S106 Agreement whereby all residents / occupiers will be restricted from applying for an on-street car parking permit.

Within the development, signage highlighting resident only parking and enforcement in place will be supplemented by controls that the sites Management Company will put in place.

This will either be through hard measures like parking bollards or soft management through a Parking Management Company.

Discretion to make amendments to the car park management plan will remain with the freeholder and will be reviewed to ensure the most efficient parking management solution is employed throughout the lifetime of the development.