



Self-Storage Facility, Hove

Car Park Management Plan

Client: .Big Yellow Self Storage Company Limited

i-Transport Ref: VP/PR/LC/ITL14261-007A R

Date: 28 October 2021

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Quality Management

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SECTION 1 INTRODUCTION

1.1 Overview

- 1.1.1 .Big Yellow Self Storage Company Limited has appointed i-Transport LLP to provide highways and transport advice to support the discharge of conditions attached to the Planning Permission at 270 Old Shoreham Road, Hove (*Planning Application Reference: BH2019/00544*).
- 1.1.2 The site is bound by the A270 to the north, residential properties to the east, and Sussex House Business Park to the south and west. A site location plan is included as Figure 1.
- 1.1.3 The proposed development site is within the jurisdiction of Brighton and Hove City Council (BHCC), the local planning and highway authority responsible for discharging the conditions.

Planning Permission

- 1.1.4 Planning Permission was granted in April 2020 for:

“Demolition of existing buildings (Sui Generis) and the erection of a part 2 storey, part 3 storey building plus lower ground floor and basement comprising self storage facility (B8) and flexible office space (B1) together with vehicular and pedestrian accesses, parking, associated works and landscaping.”

- 1.1.5 This document has been prepared to discharge Condition 14 of the planning application which states:

“Prior to first occupation of the development hereby permitted, a Car Park Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. This shall include details of how bays will be allocated to user, staff and visitors; and how this will be enforced. The car park shall thereafter be managed in accordance with the approved plan at all times.

Reason: To ensure the development provides for the needs of all users and visitors to the site, to ensure the provision of satisfactory facilities for pedestrians and to comply with policies CP9 of the Brighton & Hove City Plan Part One and TR18 of the Brighton & Hove Local Plan.”

- 1.1.6 This Car Park Management Plan (CPMP) has been prepared by i-Transport LLP to discharge Condition 14. It sets out the management strategy to be implemented at the site to ensure that car parking is utilised as intended and any mitigation measures that will be implemented if indiscriminate parking does occur.

SECTION 2 SITE CONTEXT

2.1 Site location

2.1.1 The site is located on the A270 Old Shoreham Road, approximately 3.5km north-west of Brighton City Centre.

2.1.2 The site is bound by the A270 to the north, residential properties to the east, and Sussex House Business Park to the south and west. Vehicle access for the self-storage facility unit will be taken from the A270, and access to the flexi-office car park will be taken from the Sussex House business park private access road.

2.2 Permitted Development

2.2.1 The development comprises a self-storage centre and flexi-office units. The self-storage facility has a potential Gross Internal Area (GIA) of 7,387sqm (due to demountable mezzanine floors available) and the flexi-office space has a total GIA of 688sqm.

Site Access

Self-Storage Facility

2.2.2 Vehicular access to the permitted self-storage centre is from the existing crossover access on the southern side of the A270 Old Shoreham Road carriageway. This provides access to the secured service yard and car parking for the self-storage centre. The site access will utilise the existing access but with minor modifications to ensure it can appropriately accommodate all necessary vehicles.

Flexi-Office

2.2.3 Vehicular access to the permitted flexi-office car park is taken from the existing private road which runs along the western site frontage and meets the A270 Old Shoreham Road with a crossover access. No changes will be made to the northern end of the private access road where it joins Old Shoreham Road. Double yellow line parking control measures will be installed along the private access road, within Big Yellow's control, to restrict uncontrolled parking and ensure a clear access route to the flexi-office car park area.

Parking

Self-Storage Facility

- 2.2.4 Within the secured service yard, a total of 9 car parking spaces are provided, including three dedicated disabled parking spaces (one of which will be allocated to the flexi-office space). One of the car parking spaces will be electric vehicle compliant. In addition, there are two loading bays providing space for larger vehicles to park adjacent to the self-storage loading/unloading area.

Flexi-Office

- 2.2.5 A total of 10 car parking spaces will be provided for the flexi-office units, 10% of the proposed car parking provision will be electric vehicle compliant.

SECTION 3 MANAGEMENT STRATEGY

3.1 Car Park Manager

- 3.1.1 Initially, the Applicant is responsible for the implementation of the CPMP. The Applicant will nominate someone to be CP Manager to act for the site, who will be responsible for ensuring the car parking spaces are correctly allocated to each unit (where the respective lease for that parking space allows) and the enforcement of the allocation/ensuring parking on yellow lines is not contravened.
- 3.1.2 The CP Manager will issue respective flexible office users a parking entitlement through the provision of a parking permit, which must be displayed in vehicles at all times they are parked on site.
- 3.1.3 The CP Manager will monitor the use of spaces by recording the number plate of vehicles parked within them. On return visits, these will be compared to identify any repeat vehicle parking at the site. Frequent occurrence of the same vehicle parking at the site will result in written warnings and potentially parking fines.
- 3.1.4 The CP will also be responsible for enforcement, issuing written warnings and potentially parking fines should any contraventions be identified.

3.2 Parking Controls

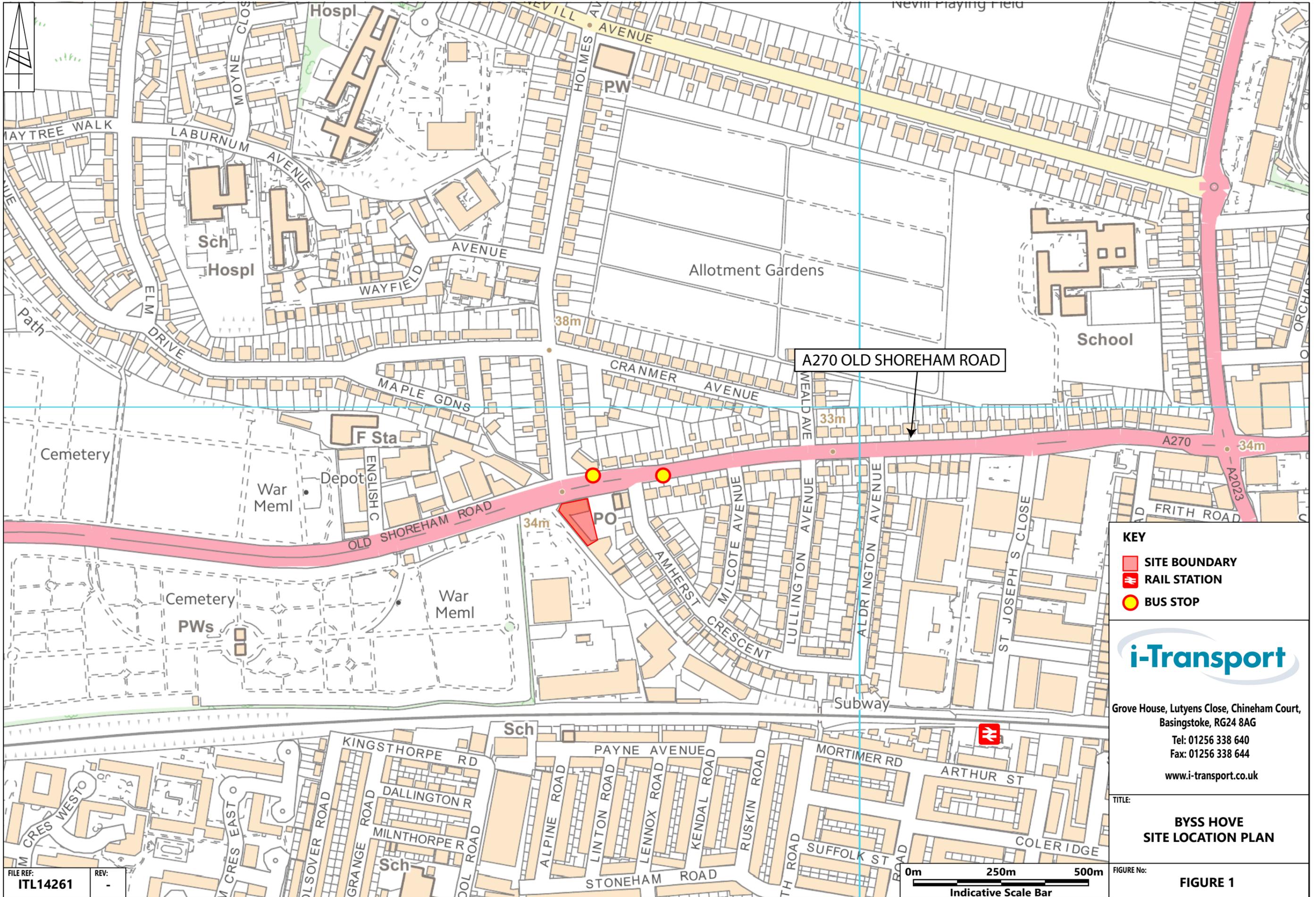
- 3.2.1 To reduce the occurrence of parking infringements, clear signage will be installed at the access to the service yard and the Sussex House business park private access road indicating the location of parking for the self-storage centre and flexi-office units.
- 3.2.2 Double yellow line parking control measures will be installed along the private access road, within Big Yellow's control, to restrict uncontrolled parking. This will help to remove the indiscriminate parking along the private access road.
- 3.2.3 Pedestrian access to and from the flexi-office car park will be provided via a pedestrian pathway linking the car park with the Big Yellow Self-Storage yard and a clearly marked pathway to the flexi-office unit.

- 3.2.4 All staff of the self-storage centre will be encouraged to travel to / from the site using sustainable forms of travel, since none of the car parking spaces will be allocated to staff members. This results in all parking spaces being available for customers of the storage facility. For the measures that will be implemented at the site to encourage sustainable travel to / from the site, see the Self-Storage Travel Plan (*document reference: ITL14261-004 R*) and the Flexible Office Space Travel Plan (*document reference: ITL14261-005 R*).

SECTION 4 MITIGATION MEASURES

- 4.1.1 The CP Manager will ensure that on-site parking is not abused, and that overspill parking does not occur through the introduction of mitigation measures. The proposed mitigation measures are summarised in the following paragraphs.
- 4.1.2 Parking permits will be issued and should be displayed in parked vehicles at all times.
- 4.1.3 Clear signage will be located at the entrance to the car parking area that the parking area is private, and all spaces are allocated (and to advise those without a permit not to enter).
- 4.1.4 The CP Manager shall ensure signs and line markings will be provided within the car park (including signage indicating parking within disabled spaces only if an appropriate badge is displayed).
- 4.1.5 Punitive measures for inappropriate parking / parking without a permit will include written warnings and potentially fines.
- 4.1.6 Parking permits may be revoked by the CP Manager at their discretion.

FIGURE



- KEY**
- SITE BOUNDARY
 - RAIL STATION
 - BUS STOP



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TITLE:
**BYSS HOVE
 SITE LOCATION PLAN**



FIGURE No:
FIGURE 1

FILE REF:
ITL14261

REV:
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