

SUPPORTING STATEMENT

Background

Application Reference 2008/0718P Approval Decision 15th May 2008 granted planning permission for a development at 86-88 Delancey, Street Camden to include 7 underground car parking spaces, a disabled parking space and vehicle waiting area at ground floor level for residents.

The previous use of the building as a garage with 15 car parking spaces was held by the planning authority to result in a high number of traffic movements. To overcome the traffic impacts from the development, Camden sought, as part of a package of sustainable transport measures, a Section 106 legal agreement requested a travel plan and details for 2 of the 7 spaces to be provided as a car club.

The approved development is under construction and coming to fruition with a secure underground car park with access via the main road and a traffic light system to the basement car lift.

It is requested that J.Murphy Ltd. the owners of the site now seek a variation to this requirement, which takes away the requirement for two of the spaces to be used as a car club and rather that they allocated as the other 5 spaces to residents of the development, as a car club is now totally inappropriate in this location and has in effect held up the travel plan. We need to get over this point to progress proposals which are in line with current transport plans.

Reasoning

Since this agreement Car Clubs have evolved immensely and there are now two major operators working within Camden. The main one being zip cars who have a scheme adjacent to the new development. At the time of the application these were in early development stages and vertically in-accessible and little understood.

Having researched the operation of such providers and engaged with both neither would want nor be willing to run a car club from a secure basement.

The reasons for this are numerous:-

Car clubs are for everyone not purely users of the development

A basement is not the ideal location, inaccessibility

Signal links to base are poor in basement

Not viable

The list goes on, e-mails from both are attached to this statement.

Revised proposal

To make all 7 approved car parking spaces capable of allocation to residents

The 7 residents who are not allocated car parking at the development will be offered registration and a year's membership to Zip cars located close to Delancey Street.

The basic idea of a car club is that people can have access to a car in their neighbourhood without having to buy or maintain their own vehicle. Residents typically pay an annual fee to an operator who provides maintains the vehicle and then are able to book the car from an hour to a week.

Research has shown that car club members who give up a car as many residents purchasing into this scheme reduce their car mileage by around 60-70% and the average change for all car club users is a reduction of 33%. However it does provide the option to use a car when require for emergency vacation etc. without which residents do acquire a car via another route even to the extent that it is parked some distance away.

J. Murphy will also provide two electric car points in the basement to encourage electric car use.

A Travel Plan has been updated and attached to this statement by our consultant's jmp, for Camden's approval. This carefully details all the requirements of a travel plan for long term use and outlines the above proposal and management plan.

These alternative measures pomotesustainable travel to and from the development and overcomes any impact on the local transport system arising from the provision of two additional car spaces in the basement.

J Murphy & Sons Limited

12 November 2014