

Introduction

This document has been produced for the partial discharge of planning condition 18 related to a) phase 1 and b) phase 2 of the development at Kenavon Drive, Reading (planning consent number 170509 dated 10/10/2018, condition wording amended under application no: 190764)

Condition 18 Wording

No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Site Phasing Plan F367AA5990C-SW-00-A-5030 Rev P 02, as received 09/05/2019 shall be occupied until details of how the allocation of the car parking spaces for staff, residents (including tenure breakdown) and visitors, including how they will be managed shall be submitted to and approved in writing by the local planning authority. The development shall be carried out only in accordance with the approved car parking management plan and maintained as such thereafter.

Reason: In the interest of the safety and convenience of all highway users, in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

Parking Management Plan

The purpose of this Parking Management Plan is to provide a strategy of how the parking will be monitored and managed. The plan has considered the intended users of the site, such as residents and visiting members of the public, as set out in the condition wording. This strategy should be read in conjunction with '446.PL.110 Parking Plan' which shows the proposed breakdown of spaces.

On this basis, the Parking Management Plan includes the following:

- A permit scheme will be in operation within the undercroft podium and on external spaces for resident parking.
- Access to each undercroft podium will be via gated entrance. Key fobs will allow residents secure entry into their block of residence only, to park in their allocated parking spot.
- The undercroft parking areas and external spaces will be managed by a parking enforcement company who will ensure that parking is not abused and that any unwanted parking i.e. blocking stair core entrances or residents parking in the wrong bay etc. will be addressed.
- There will be some limited visitor access to parking within the undercroft podiums, which will need to be booked in advance through the parking enforcement company. This should eliminate any unprincipled parking issues arising e.g. visitors parking in residents parking bays,

as well as addressing safety concerns around unknown people having access to the car park / stair cores leading to apartments.

- Externally, parking for visitors will be in designated marked bays which will be ticketed via pay and display.
- Should it be required, Berkeley Homes will implement parking management of these ticketed bays, in the form of parking controls/ restrictions as compliant with the British Parking Association 'Approved Operator Scheme Code of Practice (Version 8 January 2020)'.

This provides clear advice on the control and enforcement of parking on private land. There will be clear signage stating this within the parking areas.

- The parking enforcement company in charge of the undercroft parking shall ensure these parking areas are not being abused and that any indiscriminate parking including any potential short/long term traveller incursions within the site area are removed.
- The maintenance and upkeep of the parking bays will be funded by the service charge, payable by all owners on the development.