

Project name	Drake Way Car Park Reading		
Design note title	Response to highways comments		
Document reference	14698-HYD-XX-XX-RP-TP-1001-P02		
Author	Sam Denby BA (Hons) MSc		
Revision	P02		
Date	9 August 2021	Approved	✓

1. INTRODUCTION

1.1 The Planning Application

- 1.1.1 In November 2020, Hydrock were instructed by Diageo Pension Trust Ltd to prepare a Transport Statement [TS] in support of a planning application for a proposed 82-space car park off Drake Way, Reading.
- 1.1.2 The proposals are required to provide additional capacity to the local businesses, including the nearby Reading Circle Hospital.
- 1.1.3 The application site is located south of Reading town centre, to the west of Drake Way. The site is adjacent to a BMW car dealership. The site is bound to the east by Drake Way, to the south by a site access road and to the west by the BMW car dealership building.
- 1.1.4 The location of the site is illustrated in **Figure 1.1** below.

Figure 1.1: Site Location



Source: OpenStreetMap

- 1.1.5 Following the planning submission under application ref: 201644, comments were received via email, and are included in **Appendix A** for reference.
- 1.1.6 In summary the main queries related to the following points:
- Requirement for parking surveys to establish whether there is a shortfall of parking at the hospital and to what extent; and
 - Requirement to provide sufficient justification that there is a demand for additional parking which the applicant has not provided.
- 1.1.7 This Technical Note [TN] will consider the above queries and present the additional information that has been requested within the aforementioned comments.
- 1.2 Parking Survey**
- 1.2.1 A car park beat survey was undertaken on Tuesday 6th July and Wednesday 7th of July for the hours of 0700 and 1900 at the following locations:
- Main Car Park;
 - Covered Car Park (upper/lower);
 - Drake Way (Hospital/Carpark side); and
 - Rushley Way.
- 1.2.2 The results of the survey are included in **Appendix B** for reference.
- 1.2.3 The weather on Tuesday was sunny periods, breezy and showers, some heavy at times.
- 1.2.4 The weather on Wednesday was fine, mainly cloudy and breezy until approximately 16:00 then fine, sunny and breezy.
- 1.2.5 On Tuesday 6th July at the main car park, by the right-hand side of the hospital, there was an MRI scanner HGV parked up taking up 7 spaces. This MRI scanner was not present on Wednesday 7th July, hence the change in the capacity.
- 1.2.6 In the main car park on both days, 3 spaces were occupied by skips etc and these 3 spaces were not included in the capacity/data.
- 1.2.7 The illegal (Ill.) parking on the Tuesday was vehicles either parked up, not in a space, or waiting for a space to become available.
- 1.2.8 With permit holders only (PH) there are 6 spaces on the left-hand side of the car park when entering from Commercial Road and the other 24 spaces are located to the bottom left of the car park, adjacent to Drake Way. The 24 spaces are positioned in two rows of 12, therefore if cars are parked in the front row, then all 12 spaces in the back row are unusable, hence only 28 spaces were used when it was busy on Tuesday 6th July.

Results Summary

1. Between the hours of 10:00 and 15:00 on the Tuesday was the busiest period where only 15% of spaces were free across all the parking areas combined;
2. The covered car park and Drake Way had multiple periods of 100% occupancy for circa 4 hours on the Tuesday;

3. In the main carpark on the Tuesday the capacity was at >90% for 3 hours 30 minutes;
4. While the Wednesday was slightly quieter there remained many incidences over long periods where parking levels >90%, or even 100% in certain locations;

- 1.2.9 It is a recognised principal of car park design that if a car parking area is above 90% occupancy it is considered full.
- 1.2.10 This is accepted as at this level of occupancy; drivers would need to circulate around the parking areas seeking a parking space. This results in an inefficient and frustrating experience for the car park user.
- 1.2.11 This type of frustration is clearly going to be experienced at this location and it is far from ideal if a patient is prohibited from parking whilst trying to make a hospital appointment or a visitor trying to see an ill relative.
- 1.2.12 In addition to the above, the parking levels measured at the hospital were based on two survey days that were impacted by COVID-19 restrictions. Notwithstanding, despite the clear reduction of hospital activities and as a consequence, visitors to the site, the car parks in and around the site were identified to be experiencing stress for long periods.

1.3 Further Justification

- 1.3.1 During the survey period, the hospital has advised that they were operating under COVID-19 restrictions, so a number of policies were in place that are not representative of business as usual.
- 1.3.2 This included the following elements:
- a no visitor policy;
 - no corporate visits;
 - no Physio classes; and
 - No Aqua jogger.
- 1.3.3 Consultants were also advised, where possible, to telephone patients and not the usual face to face appointments, pre assessment clinics were limited and training sessions are restricted.
- 1.3.4 As a consequence, it is the hospital's and Hydrock's view the parking surveys undertaken will dramatically underestimate business as usual usage.
- 1.3.5 Further to the above the hospital have summarised common comments from users of the car park. Regular themes include:
- Patients late for appointments;
 - Consultants late starting sessions;
 - Staff late for shifts; and
 - Staff unable to leave work due to be blocked in.
- 1.3.6 A letter of support from Consultant Rheumatologist, Dr J McNally, has been included at **Appendix C** of this report. The letter outlines how the lack of parking at the hospital has resulted in patients with mobility and musculoskeletal issues having difficulties finding parking spaces within close proximity to the hospital.

1.3.7 Examples of comments from feedback submitted from patients on the parking experience include:

- The only thing that could be improved is the parking situation;
- The one criticism I would make is that the car park is usually full up;
- The only downside is the parking is a bit of a challenge but everything else is great; and
- Parking can be tricky allow plenty of time.

2. SUMMARY AND CONCLUSION

2.1 Summary

- 2.1.1 Hydrock has been instructed by Diageo Pension Trust Ltd to prepare a TN in support of a planning application for a proposed 82 space car park off Drake Way, Reading.
- 2.1.2 Further to the queries raised, this TN has provided further information on current parking levels experienced at the hospital based on two survey days. However, these surveys were impacted by COVID-19 restrictions.
- 2.1.3 Despite the clear reduction of hospital activities and as a consequence, visitors to the site, the car parks in and around the site were identified to be experiencing stress for long periods.
- 2.1.4 Furthermore, the hospital has provided a summary of comments on the general consensus of the car parking situation in and around the hospital. All of this points to a general dissatisfaction by both staff and visitors.
- 2.1.5 As such, it is Hydrock's view that there is an additional parking requirement.

2.2 Conclusion

- 2.2.1 Having undertaken a parking beat survey over two days, which was impacted by COVID-19 restrictions, and reviewed statements from the hospital staff and visitors, it is Hydrock's view that the additional parking is justified.



APPENDIX A

Subject: FW: 201644 - Land at Drake Way - Transport comments

From: Amoah, Alison <Alison.Amoah@reading.gov.uk>
Sent: 07 May 2021 19:11
To: Ross Fraser <ross.fraser@savills.com>
Subject: RE: 201644 - Land at Drake Way - Transport comments

EXTERNAL EMAIL: Be cautious when opening attachments or clicking links

Ross,

Yes Transport has responded as follows and the key aspect is in yellow. They require further justification for additional parking for the hospital based on parking surveys:

"I cannot see how the proposed development complies with Local Plan Policies as they haven't undertaken any parking surveys to establish whether there is a shortfall of parking at the hospital and to what extent."

Policy TR1 of the Reading Local Plan states that planning permission will not be granted unless there is a commitment to implement measures to promote and improve sustainable transport facilities, such as through provision to encourage walking, cycling and the use of public transport, and Policy TR5 states that development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport.

A detailed assessment on the parking demand for the hospital site was undertaken as part of the formal application (ref 10/00291/FUL). The requirement of a Travel Plan and a Car Park Management Plan was conditioned to ensure that the parking levels were not exceeded. What measures have the hospital taken to promote alternative modes of Transport and how are they currently managing the spaces that they have. We need to determine whether there is an actual shortfall of parking despite the hospitals best effort to promote alternative modes. The applicant has stated within the email below that "all staff have guaranteed parking when arriving for their shifts". This does not encourage sustainable travel choices.

Given that car parking availability is a main factor influencing sustainable travel choices, I am concerned that the increased availability of parking in the area will deter staff from using sustainable travel choices which does not comply with National and Local planning policies. There would need to be sufficient justification that there is a demand for additional parking which the applicant hasn't provided."

Regards,

Alison

Alison Amoah
Principal Planner
Planning, Directorate for Economic Growth and Neighbourhood Services

Reading Borough Council

Civic Centre
Bridge Street
Reading RG1 2LU

0118 937 2286 (72286)
07855 125859

From the 1st April 2017 we will be charging for copies of decision notices, site history searches and s106 enquires

This Council implemented its Community Infrastructure Levy (CIL) on 1st April 2015. Planning applications may be liable to pay the levy. For more information please visit our website at <http://beta.reading.gov.uk/readingldf>

[Website](#) | [Facebook](#) | [Twitter](#) | [YouTube](#) | [Instagram](#) | [LinkedIn](#)



From: Ross Fraser <ross.fraser@savills.com>
Sent: 05 May 2021 17:03
To: Amoah, Alison <Alison.Amoah@reading.gov.uk>
Cc: Tim Price <TPrice@savills.com>
Subject: RE: 201644 - Land at Drake Way - Transport comments

Hi Alison,

I hope you are well.

I was wondering if you could please confirm whether you have now received a response from Transport following our confirmation that the proposed car park will now be used exclusively by hospital staff at Circle Hospital?

Kind regards,

Ross

Ross Fraser
Planner
Planning

Savills, 33 Margaret Street, London W1G 0JD
Tel : +44 (0) 207 535 3325
Mobile : +44 (0) 78 7099 9300
Email : ross.fraser@savills.com
Website : <http://www.savills.co.uk>



Before printing, think about the environment

From: Ross Fraser
Sent: 22 April 2021 14:30



APPENDIX B

CIRCLE HOSPITAL, READING CAR PARK SURVEY - TUESDAY 6 JULY 2021

Covered Car Parks

Drake Way

Main Car Park

Upper

Lower

Hospital

Car Park

Rushley Way

Total

Time	Reg.	Dis.	PH	Total	Cap. %age	III.	Reg.	Cap. %age	Reg.	Cap. %age	Reg.	Cap. %age	Reg.	Cap. %age	Reg.	Cap. %age	Reg.	Dis.	Dis.	Total	Cap. %age
07:00	15	0	0	15	14	0	4	21	0	0	2	13	2	25	0	0	23	0	0	23	13
07:30	31	1	2	34	31	0	11	58	3	18	6	38	6	75	0	0	57	1	2	60	33
08:00	48	1	3	52	48	0	14	74	6	35	12	75	6	75	0	0	86	1	3	90	49
08:30	61	2	10	73	68	0	16	84	9	53	16	100	8	100	0	0	110	2	10	122	67
09:00	58	4	17	79	73	0	16	84	9	53	16	100	8	100	1	7	108	4	17	129	70
09:30	70	3	20	93	86	0	17	89	10	59	16	100	8	100	0	0	121	3	20	144	79
10:00	69	5	22	96	89	4	18	95	12	71	15	94	8	100	0	0	122	5	22	149	81
10:30	70	6	26	102	94	3	18	95	12	71	16	100	8	100	0	0	124	6	26	156	85
11:00	70	6	28	104	96	2	19	100	13	76	16	100	8	100	1	7	127	6	28	161	88
11:30	70	6	28	104	96	2	19	100	15	88	15	94	8	100	0	0	127	6	28	161	88
12:00	68	6	28	102	94	2	19	100	15	88	16	100	8	100	0	0	126	6	28	160	87
12:30	68	6	26	100	93	2	17	89	15	88	15	94	7	88	0	0	122	6	26	154	84
13:00	69	4	25	98	91	1	19	100	15	88	15	94	6	75	0	0	124	4	25	153	84
13:30	69	2	25	96	89	1	19	100	15	88	13	81	7	88	1	7	124	2	25	151	83
14:00	70	8	26	104	96	2	18	95	16	94	15	94	8	100	1	7	128	8	26	162	89
14:30	70	6	24	100	93	1	18	95	16	94	15	94	7	88	1	7	127	6	24	157	86
15:00	63	6	23	92	85	1	18	95	16	94	14	88	6	75	1	7	118	6	23	147	80
15:30	58	5	23	86	80	1	18	95	16	94	16	100	5	63	1	7	114	5	23	142	78
16:00	60	4	22	86	80	1	17	89	15	88	15	94	4	50	1	7	112	4	22	138	75
16:30	56	3	18	77	71	1	14	74	13	76	11	69	3	38	1	7	98	3	18	119	65
17:00	54	4	9	67	62	1	12	63	12	71	10	63	4	50	0	0	92	4	9	105	57
17:30	51	2	6	59	55	1	12	63	11	65	10	63	3	38	0	0	87	2	6	95	52
18:00	42	2	2	46	43	1	11	58	8	47	10	63	2	25	0	0	73	2	2	77	42
18:30	25	2	1	28	26	1	8	42	8	47	9	56	1	13	0	0	51	2	1	54	30
19:00	23	3	1	27	25	1	5	26	6	35	6	38	1	13	0	0	41	3	1	45	25

Cap.	70	8	30	108
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19

17

16

8

15

145	8	30	183
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APPENDIX C

DR JEREMY D McNALLY
BSc, MBBS, FRCP
Consultant Rheumatologist

Correspondence Address:

Circle Reading Hospital

100 Drake Way

Reading

RG2 0NE

Email: jeremy.mcnally@doctors.org.uk

Secretary: Mrs Beverley Wright

Tel: 07542 842142

Also practising at:

The Berkshire Independent Hospital

Swallows Croft

Wensley Road,

Coley Park

Reading

RG1 6UZ

Please reply to: The Circle Reading Hospital

Dictated: 27 July 2021

Carly Hiscock
Circle Reading Hospital
100 Drake Way
Reading
Berkshire RG2 0NE

TO WHOM IT MAY CONCERN

Repurposing of Vacant Land between Circle and BMW Garage into a Car Park

I would fully support the repurposing of the vacant piece of land between Circle Hospital Reading and the BMW garage into a car park. I am a Consultant Rheumatologist and I work at Circle and the Royal Berkshire Hospital NHS Foundation Trust. I look after Rheumatology patients who often have problems with their joints that make it difficult for them to park distances from the hospital. Hospital access for this group of patients is particularly important. As the volume of patients seen at Circle both privately and from the NHS services has increased the ability for patients to park in the available car parks space is now overwhelmed. This makes it particularly difficult for patients with mobility and musculoskeletal issues which the hospital services.

I would therefore fully support the repurposing the vacant piece of land between Circle Reading Hospital and the BMW garage into a car park. This should be done with all due priority in my opinion to improve access for patients with musculoskeletal problems.

Best wishes.

Yours sincerely

Dr J McNally
Consultant Rheumatologist