

**APPLICATION OF ADOPTED PARKING STANDARDS TO PROPOSED SCHEME AT
448A BASINGSTOKE ROAD (180698)**

1.00 INTRODUCTION

1.01 The Guidance set out in the relevant SPD confirms that:

- Parking standards are maxima:
- Where comprehensive and mixed-use development schemes are likely, developers are encouraged to provide shared parking for facilities which are likely to generate peak parking levels during different periods of the day.

1.02 This single site development is a mixed use scheme, providing a community and Church hub for a variety of small enterprises and community activities. There is considerable opportunity for shared parking arrangements due to variations in use throughout a working day and over a week, producing an efficient use of land in a sustainable location.

1.03 Zone 3, within which the application site lies, is a designation applied to a wide area of South Reading. This particular site however shares many characteristics with higher zones, due to its proximity to bus routes, cycle routes and pedestrian crossings and footways. The applicant has adopted a Travel Plan to promote the use of non-car modes to both staff and visitors.

2.00 DISCUSSION OF APPROPRIATE PARKING PROVISION

2.01 On the aggregated figures, the scheme proposes a change from 2515 sm of B1 space to:

- Proposed B1 - 1735m²
- Proposed D1 - 724m²
- Proposed Café - 128m²

2.02 It was agreed at pre-application stage that an application should be made for a COU to a mixed use including these general use classes.

2.03 However, drilling down into the precise uses proposed – developed after years of planning by the applicant and with knowledge of how these activities operate on other sites – produces a less standard picture, and highlights their inter-relationship and synergy.

- 2.04 **The D1 area** comprises principally a hall of 460 sm, with the remainder ancillary small rooms storing furniture and equipment for playgroup, staff kitchen and youth sports, and on occasion for use as interview rooms associated with the training activities in the front wing. (See submitted GF plan). Large groups involving a parking requirement (Church meetings and weekend hire for community events) will only use the main hall of 460sm. Monday to Friday the hall will be used for Mother and child or holiday classes. This is the area required to meet the maxima standards set out in guidance.
- 2.05 **The Café** will be open to passing trade as a component of the outreach programme of the Church, but in the main is more likely to be used by those already on site for other activities (training, working in small office suites, visitors to playgroup etc) or potentially those working on adjacent sites who would walk. It does not have a high visibility, so customers are likely to be those who know it is there, and probably from the immediate local area. The adopted maximum parking standard therefore seems excessive in this context and should be applied flexibly.
- 2.06 **The B1 area** is divided between
- Church activities (management - first floor rear wing), job and other training and advice groups on ground floor of front wing plus small interview rooms in the rear wing):
 - Local small employers/associated charities etc on the top floor of the forward wing.
- 2.07 Only the top floor areas have the usual characteristics of a B1 employment space (desks, storage and associated washrooms). Downstairs in the forward wing, it has been agreed with Planning officers that the nature of the use is B1 employment, because it is to be used for job training and related support services (debt advice, careers advice etc). However, in other respects it can be seen as similar to an education use, with few staff and students/those in need of advice attending at specific periods. The Councils adopted standards for higher education uses is 1 per 2FTE plus 1:30 students, and this is a more genuine expectation for this particular type of B1 activity.
- 2.08 Staff will be limited to persons already accounted for in the management team parking requirement (trainers/group leaders etc), which provides one space per 2 members of staff, with 'clients' attending for relatively short periods, and anticipated to mainly travel by bus, cycling or walking.
- 2.09 The whole site will form a single planning unit and be under a single management, coordinating and controlling parking, safety and hours of use. It is therefore in the applicants/occupiers interest to avoid conflicts between different groups competing for parking.

3.00 PARKING PROVISION MADE ON SITE

3.01 Applying RBC parking standards:

3.02 RBC- 1 space per 5sm of A3 use: $128/5 = 25$ spaces

The standard for the A3 Community Cafe use is considered to be wholly inappropriate in this case, as explained above there are unlikely to be many extraneous customers. A figure of 5 spaces dedicated to this use is considered to be adequate.

3.03 RBC- 1 space per 16sm D1 open hall: $460/16 = 28$ spaces

The standard requirement for parking in association with the use of the open hall is considered reasonable, and at times when high numbers are on site all 50 on site spaces will be available (well in excess of the number required), plus a large number of nearby off-site spaces.

3.04 RBC - 1 space per 50sqm of B1(a) use: $1735/50 = 34$ spaces

This is an appropriate maximum for the classic B1 areas, but a large proportion of the space will in fact be used for classes. The applicant proposes allocating 25 spaces for these areas - 20 to the small office spaces on the first floor, and 5 to the ground floor classroom area. This is because nearly 75% of the 1735 sm is for training and advice groups (GF front wing plus small interview rooms). This involves a very low staff/floorspace ratio. Staff in this area are already accounted for in the management team allocation of 5 allocated spaces, so the additional 5 spaces will meet the needs of students.

3.05 In summary, due to the daily variation in on site uses and the specific nature of the B1/education use, the applicant intends to allocate spaces Mon-Friday for those on site all day:

- Allocate 20 spaces for the small office suites
- Allocate 5 spaces for the Church/site activities management team
- Allocate 5 spaces for café use (staff and extraneous visitors)

leaving the remaining 20 unallocated, as many car borne visitors will only be on site for 1-2 hours at a time. Church services will be supported with off site overflow parking close by, with wardens directing attendees to ensure their safety.

***Red Kite Development Consultancy
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