

Project: Redevelopment of 97a - 117 Caversham Road, Reading

SMA Ref: 7091

Subject: Car Parking Management Plan (CPMP)

Date: 05/07/2023

Prepared by: James Pritchard Checked by: Martin Ohrland

Issue 01

1.0 INTRODUCTION

- 1.1. This Car Parking Management Plan (CPMP) has been prepared by Stuart Michael Associates on behalf of Bellway Homes Ltd for the redevelopment of 97a- 117 Caversham Road, Reading.
- 1.2. Planning permission has been granted (planning ref: 221324), for the redevelopment will provide a total of 60 dwellings, consisting of a mixture of 1, 2 and 3 bedroom private and affordable apartments and 4 bedroom houses, together with associated access, parking and landscaping.
- 1.3. The site layout is provided at **Appendix 1**.
- 1.4. CPMP is required under Condition 12 of the Planning Decision

Condition 12 - Car Parking Management Plan

Prior to first occupation of the development hereby approved, a Car Parking Management Plan (CPMP) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include full details of the allocation of the car parking spaces and details of the enforcement procedure to ensure access and turning areas for service and delivery vehicles are be maintained within the development. Thereafter the approved CPMP shall be implemented in full and for the lifetime of the development.

- 1.5. This document has been prepared to illustrate the manner in which the parking at site will be managed. The plan ensures that the site will be serviced in a safe manner which does not result in any detriment to the free flow of traffic or public amenity.
- 1.6. The aim of this document is to direct the safe operation of the car parking. This will be achieved through the following objectives:
 - Ensure that car parking provision is used efficiently, in accordance with the parking regulations and within capacity;
 - Provide access for all appropriate users, whilst preventing unauthorised access through a series of management measures.

2.0 PARKING PROVISION

- 2.1. The development will provide a total of 30 car parking spaces along with a car club space and secure cycle parking storage, accessed from Caversham Road.
- 2.2. Ten of the parking spaces are allocated to each of the 4 bedroom houses and the remaining twenty spaces are unallocated to the 50 apartments within three blocks A, B1/2 and C.
- 2.3. The car parking is illustrated on the site phasing plan at **Appendix 2**.
- 2.4. Three disabled car parking space will be provided and the remaining will be standard spaces. All 'standard' car parking spaces will be 5m x 2.5m, with disabled spaces being afforded an additional 1.2m to facilitate vehicle entry/ exit. The disabled spaces are to be demarcated, a protected hatched area and appropriate markings will identify the spaces.
- 2.5. It is acknowledged in the pre-application submission that the proposal falls below parking standards, however, the Transport Development Control Manager's advice is that as a highly accessible location this restrained level of parking would be acceptable, given the controlled parking areas surrounding the application site, and the unlikelihood of units being eligible for permits.
- 2.6. Estate Car vehicles swept path analysis has been undertaken to ensure a car can enter and exit the car parking spaces. This is presented on the drawing at **Appendix 3**.

3.0 MANAGEMENT PLAN MEASURES

- 3.1. The purpose of this Parking Management Strategy is to provide an overview of how the parking on-site would be monitored and managed. On this basis, the Parking Management Strategy includes the following:
 - Provision of allocated parking spaces within the development will ensure clear ownership and use of these spaces. This will also result in self-management of the spaces;
 - The unallocated spaces throughout the site will be monitored and managed by landlords/management company who will be responsible for addressing any queries or complaints from residents;
 - The Management Company will also be responsible for management of the unallocated parking spaces and signage will be erected to deter any unauthorised access;
 - Unallocated spaces will be controlled and regulated and the allocation will be on a first come first serve basis and a waiting list will be prepared should the need arise in the future following the turnaround of occupants;

- If a resident requires a disabled space, then where possible, the nearest suitable unallocated space will be provided for the duration that the occupant requires it;
- The Management Company will monitor any complaints from residents or the public regarding parking issues within the site and address these as necessary;
- Should it be required, a Management Company will implement parking management within the site in the form of parking controls/ restrictions as compliant with the British Parking Association 'Approved Operator Scheme Code of Practice (October 2014)'. This provides clear advice on the control and enforcement of parking on private land.

3.2. It is anticipated that the promotion of Travel Planning measures, along with key infrastructure such as high quality cycle routes in and around the town would help to reduce the number of cars within the site, by encouraging and incentivising travel via sustainable modes. This will alleviate any potential inconsiderate parking.

Deliveries and Emergency Vehicles

- 3.3. It is proposed that large deliveries and servicing will be undertaken within the site. Swept path analysis has been undertaken for a refuse vehicle and shows entering, turning using the turning head provided and existing. This is presented on the drawing at **Appendix 4**.
- 3.4. Swept path analysis has also been undertaken for a fire tender, as shown on the drawing at **Appendix 5**, which demonstrates that a fire tender access distances meet the standards set out in the Building Regulations (Part B).
- 3.5. These area form part of the access to the private car parking spaces therefore will be kept clear at all times and signed as such.

4.0 SUMMARY AND CONCLUSION

- 4.1. This report sets out the Car Parking Management Plan (CPMP) for the consented development (Ref: 221324), at 97a - 117 Caversham Road, Reading. Planning consent was granted for the construction of 60 dwellings, consisting of a mixture of 1, 2 and 3 bedroom private and affordable apartments and 4 bedroom houses, together with associated access, parking and landscaping.
- 4.2. The Management Company for the site will be responsible for the implementation and safe management of the CPMP.
- 4.3. CPMP shall be implemented in full and for the lifetime of the development.
- 4.4. A CPMP is required under Condition 12 of the Planning Decision. This report has, therefore, been prepared to discharge and satisfy the requirements of Planning Condition 12.

APPENDICES

APPENDIX 1

Notes:

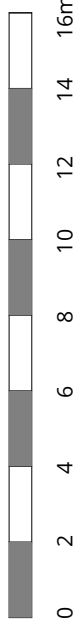
- Do not scale from this drawing, work to figured dimensions only.
- All information is to be checked on site for accuracy and fit.
- Report any discrepancies and omissions to RMA Architects.

CDM ERIC Notes

- Where RMA services on a project do not include for site inspections and works surveys, RMA do not warrant that the information is complete and accurate record of what has been constructed.

- Unless notified specifically by the responsible party, changes made on site to RMA design information has not been incorporated in this drawing.

SCALE BAR: 1:200 @ A1



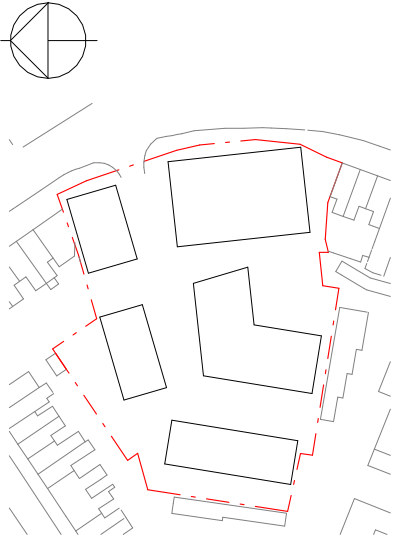
Retained or replaced brick built boundary wall with height to be agreed with LPA.

P11	18.01.23	Car Club space added	KD	CT
Rev	Date	Description	By	Chkd

RMA_A

320C Highgate Studios
53-79 Highgate Road, London, NW5 1TL
London NW5 1TL
020 7284 1414, rmaarchitects.co.uk © RMA

Key Plan



Project

Carters Site, Reading

RMA Project Reference: 2207

Client

Bellway Thames Valley

Scale	Date	By	Checked
1:200 @ A1	07/22	KD	AS

Drawing Title

SITE PLAN

00

GROUND FLOOR LEVEL

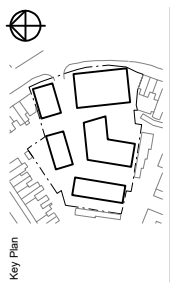
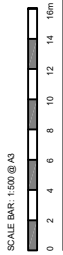
Purpose of Issue	Status Code
PLANNING	
Drawing No	Revision
CR-RMA-ZZ-00-DR-A-0100	P11

APPENDIX 2

Notes:

- Do not scale from this drawing; work to figured dimensions only.
- All information is to be checked on site for accuracy and fit.
- Report any discrepancies and omissions to RMA Architects.

- Where RMA services on a project do not include for site inspections and works surveys, RMA do not warrant that 'as built' issue drawings are a complete and accurate record of what has been constructed
- Unless notified specifically by the responsible party, changes made on site to RMA design information has not been incorporated in this drawing.



KEY:

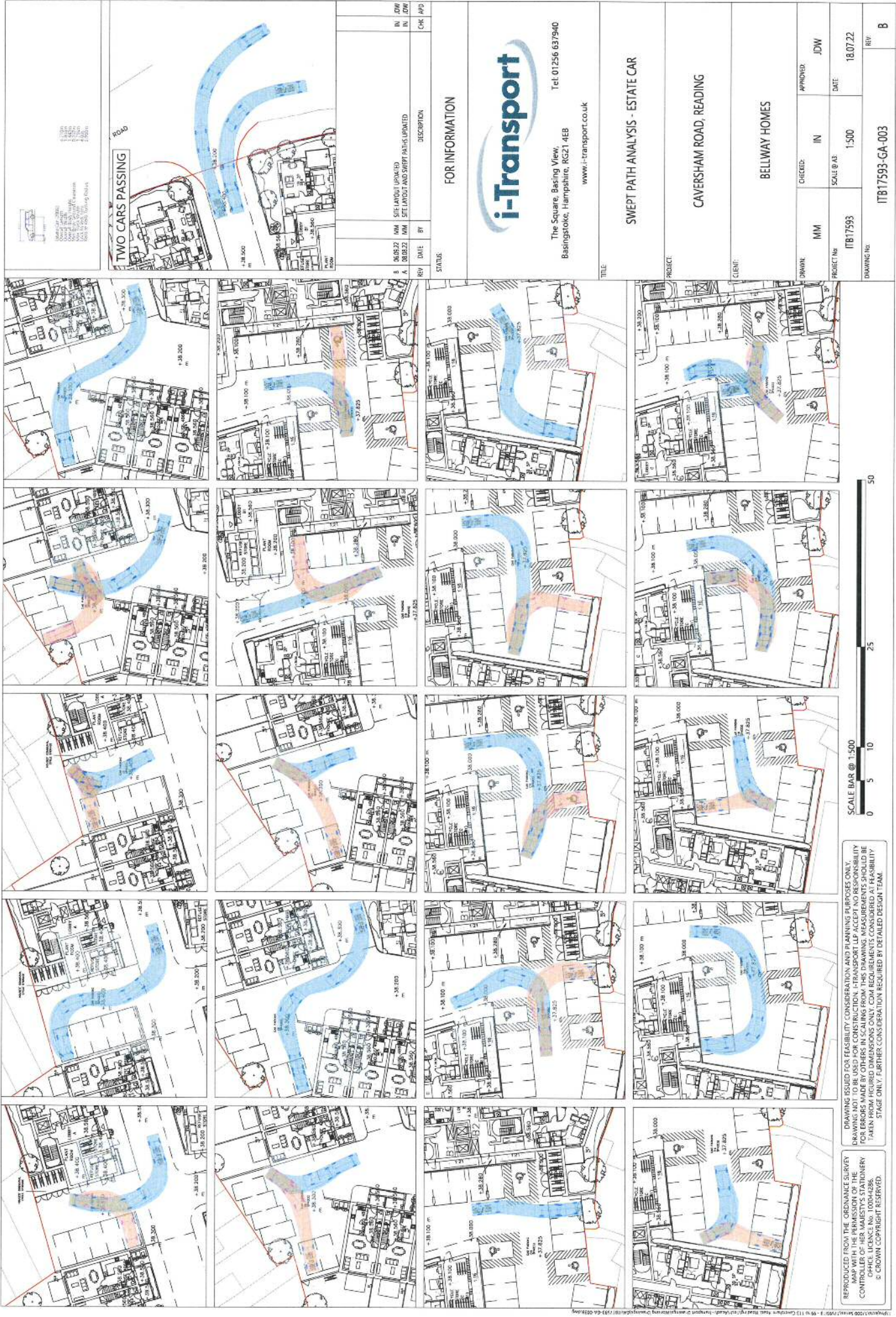
- SITE BOUNDARY
- PHASE 1
- PHASE 2
- PHASE 3
- CAR CLUB SCH
- ALLOCATED PAR
- UNALLOCATED P
B1, B2 AND C)
- D Denotes

Rev	Description		Dwn	Chk	Date
REVISIONS					
Preliminary	Approval	Tender	Const.		
DRAWING STATUS					
DATE		DRAWN		CHECKED	ISSUE CHECKBOX
JUNE '23		JGP		MRO	
DRAWING No.		REV		SCALE	
7091.001				1:500	@ A3

This drawing is the copyright of Stuart Michael Associates Limited. It may not be reproduced or amended without the written approval of Stuart Michael Associates

©

APPENDIX 3



The Square, Basing View,
Basingstoke, Hampshire, RG21 4EB
Tel: 01256 637940
www.i-transport.co.uk

FOR INFORMATION

STATUS

REV	DATE	BY	DESCRIPTION
1	06/05/22	MM	SITE LAYOUT UPDARK RD
2	08/05/22	MM	SITE LAYOUT AND SWEEP PATHS UPDATED
3		JDW	
4		JDW	
5		CKH	APPD

SWEPT PATH ANALYSIS - ESTATE CAR

CAVERSHAM ROAD, READING

BELLWAY HOMES

DRAWN	MM	CHECKED	IN	APPROVED	JDW
PROJECT No	ITB17593	SCALE	B A3	DATE	18.07.22
DRAWING No	ITB17593-GA-003	REV			B



DRAWING ISSUED FOR FEASIBILITY CONSIDERATION AND PLANNING PURPOSES ONLY. DRAWING NOT TO BE USED FOR CONSTRUCTION. I-TRANSPORT LLP ACCEPT NO RESPONSIBILITY FOR ERRORS MADE BY OTHERS IN SCALING FROM THIS DRAWING. MEASUREMENTS SHOULD BE TAKEN FROM THE DRAWING. DIMENSIONS ONLY. COM REQUIREMENTS CONSIDERED AT FEASIBILITY STAGE ONLY. FURTHER CONSIDERATION REQUIRED BY DETAILED DESIGN TEAM.

REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. © CROWN COPYRIGHT RESERVED.

APPENDIX 4



REPRODUCED FROM THE ORIGINATOR'S SURVEY
 THIS DRAWING IS THE PROPERTY OF THE ORIGINATOR AND IS NOT TO BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ORIGINATOR.
 OFFICE LICENCE NO. 100044266
 © CROWN COPYRIGHT RESERVED.

DRAWING ISSUED FOR FEASIBILITY CONSIDERATION AND PLANNING PURPOSES ONLY
 THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ORIGINATOR.
 FOR ERRORS MADE BY OTHERS IN SCALING FROM THIS DRAWING, MEASUREMENTS SHOULD BE TAKEN FROM FIGURED DIMENSIONS ONLY. CDM REQUIREMENTS CONSIDERED AT FEASIBILITY STAGE ONLY. FURTHER CONSIDERATION REQUIRED BY DETAILED DESIGN TEAM.

SCALE BAR @ 1:500
 0 5 10 25 50

CLIENT: BELLWAY HOMES
PROJECT: CAVERSHAM ROAD, READING
DATE: 18.07.22
REV: B

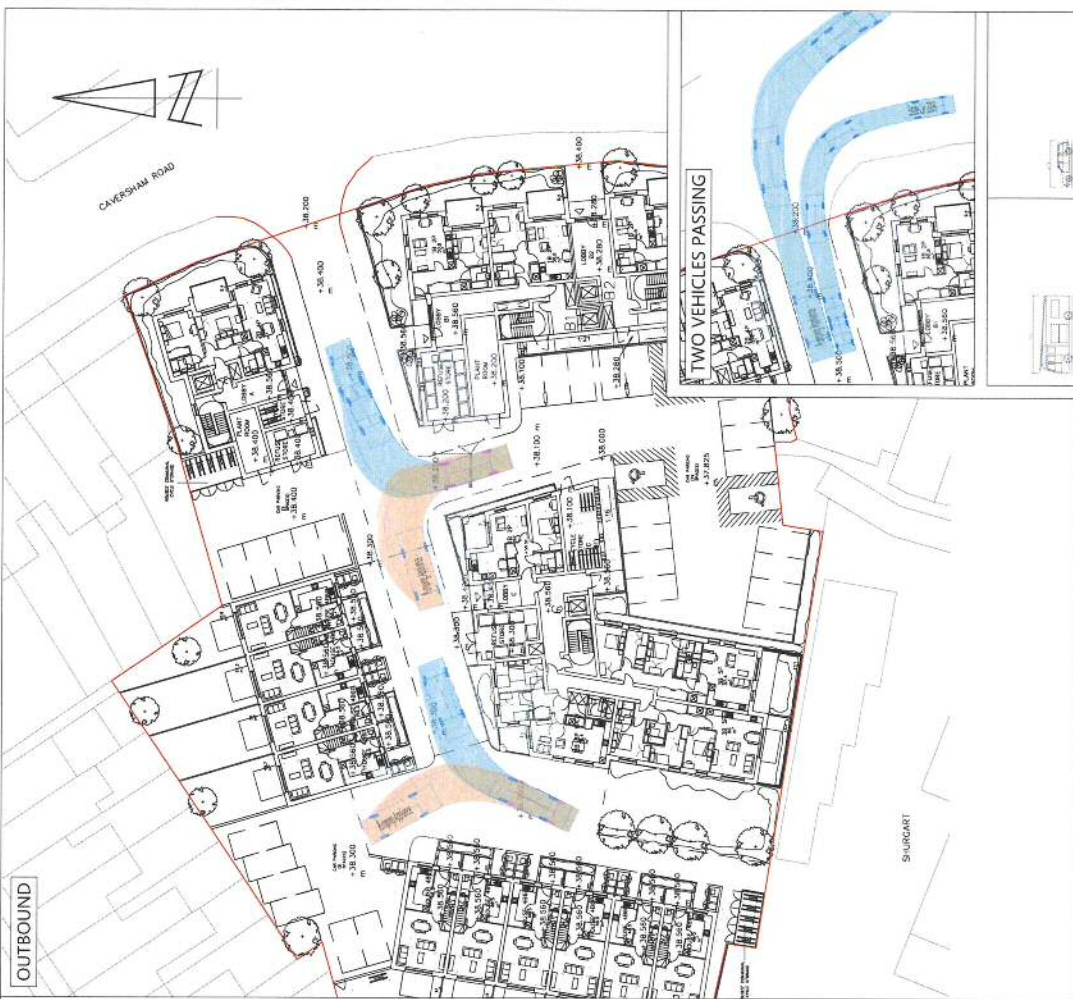
REPRODUCED FROM THE ORIGINATOR'S SURVEY
 THIS DRAWING IS THE PROPERTY OF THE ORIGINATOR AND IS NOT TO BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ORIGINATOR.
 OFFICE LICENCE NO. 100044266
 © CROWN COPYRIGHT RESERVED.

DRAWING ISSUED FOR FEASIBILITY CONSIDERATION AND PLANNING PURPOSES ONLY
 THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ORIGINATOR.
 FOR ERRORS MADE BY OTHERS IN SCALING FROM THIS DRAWING, MEASUREMENTS SHOULD BE TAKEN FROM FIGURED DIMENSIONS ONLY. CDM REQUIREMENTS CONSIDERED AT FEASIBILITY STAGE ONLY. FURTHER CONSIDERATION REQUIRED BY DETAILED DESIGN TEAM.

SCALE BAR @ 1:500
 0 5 10 25 50

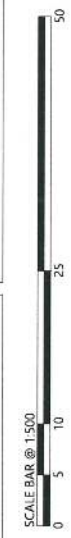
CLIENT: BELLWAY HOMES
PROJECT: CAVERSHAM ROAD, READING
DATE: 18.07.22
REV: B

APPENDIX 5



REPRODUCED FROM THE ORDINANCE SURVEY MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. LICENCE NO. 100044706. © CROWN COPYRIGHT RESERVED.

DRAWING ISSUED FOR FEASIBILITY, CONCEPTUAL AND PLANNING PURPOSES ONLY. DRAWING NOT TO BE USED FOR CONSTRUCTION. I-TRANSPORT LTD ACCEPTS NO RESPONSIBILITY FOR ERRORS MADE BY OTHERS IN SCALING FROM THIS DRAWING. MEASUREMENTS SHOULD BE TAKEN FROM FIGURED DIMENSIONS ONLY. CDM REQUIREMENTS CONSIDERED AT FEASIBILITY STAGE ONLY. FURTHER CONSIDERATION REQUIRED BY DETAILED DESIGN TEAM.



Legend:
Building Footprint
Boundary
Road
Water
Trees
Fences
Gardens
Paved Areas
Grass
Other

i-Transport		The Square, Basing View, Basingstoke, Hampshire, RG21 4EB Tel: 01256 637940 www.i-transport.co.uk	
FOR INFORMATION		CAVERSHAM ROAD, READING	
STATUS		CLIENT	
REV	DATE	BY	DESCRIPTION
B	06.09.22	MM	SITE LAYOUT UPDATED
A	08.09.22	MM	SITE LAYOUT UPDATED
TITLE		SWEEP PATH ANALYSIS - FIRE TENDER	
DRAWN		MM	IN
CHECKED		IN	JDW
APPROVED		IN	JDW
PROJECT NO.		ITB17593	
SCALE @ A3		1:500	
DATE		18.07.22	
DRAWING NO.		ITB17593-GA-004	
REV		B	