

BANKSIDE GARDENS

GREEN PARK VILLAGE | READING

Green Park Village - Phase 6



Traffic and Parking Management Scheme

Contents

Planning Condition 10

- 1 Overview
- 2 Parking Management
- 3 Operational Arrangements
- 4 Emergency Overspill Arrangements
- 5 Review Arrangements
- 6 Conclusion

Appendices

APPENDIX 1: Car Parking Plan (G259-BAL-XX-00-DR-A-10-0062_X_Parking Allocation Plan)

APPENDIX 2: Development Phasing Plan (27429 Phase 001 Rev R GPV Phasing Plan)

Version

Revision 1	August 2022	Submitted to Planning
Revision 2	August 2025	Retail Parking updated section 3.12

**Planning Condition 10 as part of Full Planning
Application 171019 and pursuant to Reserved
Matters Application 17017**

1. Overview

1.1. This report relates to Phase 6 of Green Park Village, Bankside Gardens, which will start to be occupied in autumn 2022.

1.2. The approved level of parking provision was established after comprehensive discussions with Reading Borough Council.

1.3. A substantial package of sustainable travel measures is included within the development proposals for the overall site (benefitting all phases), which will help to reduce residents' reliance on cars and create a model shift towards sustainable modes of travel. These include:

- The provision of a Welcome Pack containing information on public transport services close to the site and other measures for encouraging the use of non-car modes of travel.
- A number of facilities including local shops and schools being situated within an acceptable walking/cycling distance of the site, therefore there is scope for the uptake of non-motorised travel modes.
- Cycle parking across the site in accordance with local standards.
- Electric vehicle charging points will be available for community access across the development (these will be made available for use through the residents' permit scheme).

2. Parking Management

- 2.1. The parking management and enforcement of the parking at Green Park Village, Bankside Gardens will be under the remit of the appointed Managing Agent for the site. They will in turn employ a Parking Management Contractor, who will manage the restrictions, provide all of the parking enforcement signage, and undertake necessary enforcement. The following rules will be in force:
- a) All private roadways and residential/visitor/retail car parking spaces, will fall within the jurisdiction of the Management Agent.
 - b) All areas outside of designated parking spaces, such as estate roads and turning areas will be clearly signposted to indicate that no parking is allowed at any time. A ticketing policy will be adopted to deter illegal parking.
 - c) Holders of parking permits may park in their dedicated space, within their designated zone of external or covered parking (see Appendix 1, Parking Plan).
 - d) Regular monitoring of the car parking will ensure that residents' parking spaces are only used by vehicles displaying a valid identification disk. Enforcement action will be taken against illegal parking.

3. Operational Arrangements

Residential

- 3.1. Two Individual permits will be issued to residents with an allocated bay at the time of completion. A record will be kept of the unique permit numbers that have been provided for an individual unit for use within a dedicated bay, in a designated zone close to the building in which they live.
- 3.2. Physical permits will be issued free of charge and printed with a hologram to avoid easy copying. If the permits are issued virtually, a small fee may be charged. If a resident loses a permit a new one can be issued but the old one is then cancelled and becomes invalid to avoid people using this to obtain extra permits.
- 3.3. Access to the undercroft parking will be controlled by way of an access gate, which only authorised individuals will be provided with a fob to access. There will be a necessity for each user of the car park to have their allocated fob to enter.
- 3.4. One car park fob will be provided for each space purchased, with each fob registered to the individual property. Defective / lost fobs will be required to be deactivated, prior to new ones being issued.
- 3.5. To aid with easy identification of the bay that has been allocated to the unit, a reference number will be added to the bay which corresponds to that on the property's conveyance plan.
- 3.6. The appointed Managing Agent will have a record of all bays and who they belong to.

Visitor

- 3.7. All visitor bays will be annotated accordingly.
- 3.8. Residents will be supplied with one free visitor permit, for use of the Visitor Parking bays, allowing up to 24 hours parking, with no return within 48 hours. These are to be displayed in the front of the vehicle. Each permit will be unique to avoid copying.
- 3.9. The issue of extra permits will be prohibited to ensure they are not used to accommodate parking of additional cars.

- 3.10. Alternatively, an app based system will be used which following completion of a registration process, residents can book visitor parking. Should this system be utilised there will potentially be a nominal fee payable.

Retail

- 3.11. Parking for the large retail store users are provided opposite Block 2. These spaces fall within the demise of the retail unit and will be subject to the conditions set by them.
- 3.12. Parking for the smaller retail unit in the Community Hub will have a single space allocation for staff parking. This will follow the permit parking controls of the wider development.

4. Emergency Overspill Arrangements

- 4.1. The level of car parking provision has been carefully considered and set following consideration of specialist survey data and St Edward's experience in managing parking on mixed use sites.
- 4.2. The level of parking has been agreed with Reading Borough as part of the Hybrid Planning Permission. No special allowance has therefore been made for emergency overspill areas

5. Review Arrangements

- 5.1. The general management of vehicle parking will be recorded and periodically reviewed. This will include the number of penalty notices issued to ensure the management plan is followed.

6. Conclusion

- 6.1. The parking provision and management of Green Park Village, Bankside Gardens follows the principles approved by Reading Borough Council on similar developments within the district.
- 6.2. A parking management firm will be employed alongside the estate management company to monitor and enforce the parking strategy on the site.
- 6.3. Residents will have access to their own allocated parking space as well as access to visitor parking permit across the site.
- 6.4. Continual review of parking operations will be undertaken to ensure the site is properly managed and to ensure it is compliant with current legislation.