

Parking Management Plan

Daisy Care Homes Supporting C2 Planning Application

1. Purpose

This Parking and Parking Management Plan has been prepared in support of the proposed C2 Children's Residential Home. It demonstrates that the property can operate safely with minimal impact on parking demand or the surrounding highway network.

2. Existing Parking Provision

The property benefits from two dedicated off-street parking spaces within the site boundary. These spaces are considered sufficient for the scale of the proposed children's home and will be used by authorised staff and visitors only.

3. Traffic Generation

Vehicle movements associated with the home are expected to be modest and generally comparable with, or lower than, those associated with a large family dwelling (Use Class C3). Children residing at the home will not normally own private vehicles. Vehicle movements will primarily relate to staff, social workers, healthcare professionals, education professionals, maintenance contractors and deliveries.

4. Parking Management

- Maximum of two staff vehicles on the driveway at any one time.
- Staff shifts staggered to minimise overlap.
- Sleep-in staff reduce overnight vehicle movements.
- Staff encouraged to car share wherever practical.
- Public transport actively promoted with incentives where appropriate.
- Government Cycle to Work Scheme available.
- Secure cycle storage provided.
- Electric vehicles encouraged where practical.
- Visitors and professionals encouraged to use public car parks where necessary.
- No commercial signage, external storage or permanently parked commercial vehicles.
- The driveway will not be used for long-term vehicle storage.
- Annual review of this Parking Management Plan by the Director.

5. Alternative Parking Arrangements

To minimise the visual impact on the Conservation Area, no more than two staff vehicles will normally be parked on the driveway. Should additional staff attend the property, they will be required to use nearby public car parks. Daisy Care Homes will reimburse reasonable parking costs for staff required to park off-site.

Nearby public car park	Approx. walk
Queens Road Car Park	5–7 mins
Broad Street Mall	10–12 mins
Q-Park Chatham Place	12–15 mins
Saxon Court	12–15 mins
Reading Station	15–18 mins

6. Staff Meetings and Training

Daisy Care Homes recognises that periodic staff meetings, training sessions and team development events may occasionally result in more staff attending the property than during normal operations. On these occasions, staff will be required to use nearby public car parks where on-site spaces are unavailable. The company will reimburse reasonable parking charges incurred for authorised meetings.

Where practical, meetings will encourage car sharing, use of public transport or virtual attendance. Meetings will also be scheduled outside peak traffic periods wherever possible. These arrangements ensure that occasional meetings will not result in overspill parking on surrounding residential streets.

8. Visitor Management

Visits by social workers, healthcare professionals, education professionals, Ofsted inspectors, therapists, will normally be arranged by appointment. Appointments will be staggered wherever practicable to minimise overlap. Visitors will be directed to the on-site parking spaces where available and, if both spaces are occupied, to nearby public car parks.

9. Deliveries

The home is expected to receive only normal domestic-style deliveries such as groceries, parcels and household items.

10. Shift Change Procedure

Daisy Care Homes will seek, wherever operationally appropriate, to utilise sleep-in staff as part of its staffing model. By having staff remain on site overnight, the need for additional late evening or early morning staff arrivals and departures is significantly reduced. This

approach helps minimise vehicle movements, parking demand, noise and general activity around the property.

Staff will be instructed not to arrive significantly before the commencement of their shift. Shift handovers will be organised efficiently so that departing staff vacate parking spaces promptly, reducing any overlap in vehicle movements and avoiding unnecessary parking demand.

11. Monitoring and Complaints

The Registered Manager and Director will be responsible for monitoring the effectiveness of this Parking Management Plan. Any parking concerns raised by neighbouring residents or the local planning authority will be investigated promptly and, where appropriate, operational procedures will be reviewed. The plan will be reviewed at least annually and whenever there is a significant operational change.

12. Emergency Access

Parking arrangements will be managed to ensure that emergency vehicles can access the property at all times. The site entrance and driveway will be kept clear of obstruction and no vehicle will be permitted to block access to the property.

13. Comparison with a Typical Family Dwelling

A large family dwelling may generate multiple daily work trips, school runs, family visits, deliveries and leisure journeys. In comparison, the proposed children's home will operate through managed staffing arrangements, planned appointments and controlled visitor access. Vehicle movements are therefore expected to be predictable and broadly comparable with, and in some cases lower than, those associated with a large residential dwelling.

14. Summary of Parking Management Measures

Topic	Management Measure
Staff parking	Maximum of two vehicles parked on-site.
Visitors	Appointments managed and staggered.
Staff meetings	Nearby public car parks used where required.
Deliveries	Domestic-scale deliveries with larger deliveries pre-arranged.
Sustainable travel	Car sharing, cycling, walking and public transport encouraged.
Monitoring	Annual review by the Registered Manager and Director.

16. Operational Shift Pattern

The children's home will operate on 12-hour staff shifts, meaning staff changeovers will normally occur only twice within a 24-hour period. Shift handovers will be carefully managed to ensure they are completed efficiently with minimal overlap between arriving and departing staff. The home will also utilise sleep-in staff where appropriate. Sleep-in staff remain on site overnight, significantly reducing vehicle movements during the evening and early morning as there is no requirement for additional staff arrivals or departures during these periods. Staff will be instructed not to arrive significantly before the commencement of their shift and departing staff will vacate parking spaces promptly following handover. These operational arrangements minimise vehicle movements, reduce parking demand and help limit noise and disturbance to neighbouring residents.

17. Additional Operational Commitment

The combination of 12-hour shift patterns, sleep-in staff arrangements, staggered shift changes, controlled visitor appointments and the use of nearby public car parks for larger meetings ensures that vehicle movements remain low, predictable and well managed. These measures help preserve the residential character of the surrounding area and minimise any impact on neighbouring properties.

18. Staff Training Arrangements

To minimise vehicle movements and avoid unnecessary parking demand, staff training and development will normally be delivered online or at external training venues rather than at the children's home. Mandatory training, refresher courses and team development sessions will therefore not routinely take place at the property. Where occasional operational meetings are required, attendance will be limited and any staff unable to use the two on-site parking spaces will be directed to nearby public car parks, with reasonable parking costs reimbursed by Daisy Care Homes. This approach further reduces traffic, parking demand and potential disturbance to neighbouring residents.

Daisy Care Homes is committed to operating the proposed children's home in a manner that protects the amenity of neighbouring residents and preserves the character of the surrounding area. Through careful operational management, 12-hour shift patterns, sleep-in staff arrangements, staggered shift changes, online and off-site staff training, sustainable travel initiatives, controlled visitor appointments and the use of nearby public car parks where necessary, vehicle movements and parking demand will remain low and well managed. These measures are intended to ensure that the development operates safely, responsibly and without giving rise to unacceptable highway, parking or noise impacts throughout the lifetime of the children's home.

7. Conclusion

The property provides two dedicated off-street parking spaces appropriate for the proposed use. Through staggered staffing, sustainable travel initiatives, controlled visitor arrangements and the use of nearby public car parks for larger meetings, the development is not expected to result in unacceptable parking demand or highway impacts. The proposal will continue to operate in a manner that respects the character of the surrounding residential area and Conservation Area.