

HEXA

River Academy, Reading

Car Park Management Plan

Hexa ref: 600353-HEX-XX-XX-RP-TP-0100

Date: 11th August 2026

Revision: P01

**Engineering
opportunity.**

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Revision	Description	Issued	Checked	Date
P01	Draft Issue	IA	JW	11/08/26

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1.0 Introduction

Hexa Consulting have been appointed by Bowmer + Kirkland to provide traffic and transportation advice in support of the production of a Car Park Management Plan at the River Academy, Reading. This Car Park Management Plan has been requested by highway officers in relation to planning application (PL/26/0668). The application proposes the remediation of the existing carpark and the replacement of the car parking surfacing and the installation of fencing and gates.

The Car Park Management Plan details the access and delivery arrangements that will take place in light of the proposed fencing and gates to be erected around the boundary of the car park.

1.1 Context and Background

Planning permission is sought for amendments to the car parking area for River Academy School, which is a three-storey secondary school and sixth form for 1,500 pupils, which was granted planning permission in July 2022, ref. 212061. The wider site was completed and occupied in September 2024. The site is located north of Richfield Avenue, immediately adjacent to an external, artificial playing pitch and open fields, beyond an unsurfaced track. These fields are used to host the annual Reading Festival. The wider site has a site area of approximately 5.8ha, and the application site has a site area of approximately 1.5ha. The site is accessed via Richfield Avenue to the south of the site. Concerns were raised in relations to accessibility, parking and potential traffic impact.

The recently redeveloped Rivermead Leisure Centre is to the east of the site and the Caversham Bridge Garden Centre, is also in proximity, to the southeast of the site. The north and northeast of the site comprises of several open fields, these fields are utilised for camping during the Reading Festival. The River Thames runs some 120 metres to the north of the site, beyond which, some 200m further north of the site, is the southern edge of Caversham, along The Warren, with a mix of dwelling houses, open spaces and recreational areas.

The car parking area features 82 car parking spaces, including six disabled spaces, as indicated by Figure 2 below, and is located to the south of River Academy School. A pedestrian access point is located to the east of the car parking area, and the vehicular entrance is located to the west of the car parking area. The car parking area is bordered by soft landscaping, including

trees, as per the approved planning application for the wider site. The car park forms part of the wider development of the site to provide a secondary school, which was granted planning permission in July 2022, ref. 21/2061. The original planning permission has been implemented, the school is now constructed, and operational.

During the operation of the site, it has become apparent that the existing car park surfacing does not provide a suitable long-term solution. Accordingly, the application seeks permission for remediation works to the car park, including the replacement of the existing surfacing (permeable block paving) with a permeable Truckpave product. The proposed surfacing is designed to accommodate vehicles of up to 44 tonnes, allowing vehicles to manoeuvre and remain stationary without causing deflection or subsidence. The proposed surfacing will provide a durable and functional solution appropriate to the operational requirements of the site. There is no change in the number of car parking spaces, or the layout of the car park.

The development also includes the installation of fencing and gates around the car parking area. These measures are required to manage access and improve site security, ensuring the safe and controlled use of the parking facilities in connection with the school. An extract of the car park plan can be seen below in **Figure 1-1** with the full plan shown in **Appendix A**.

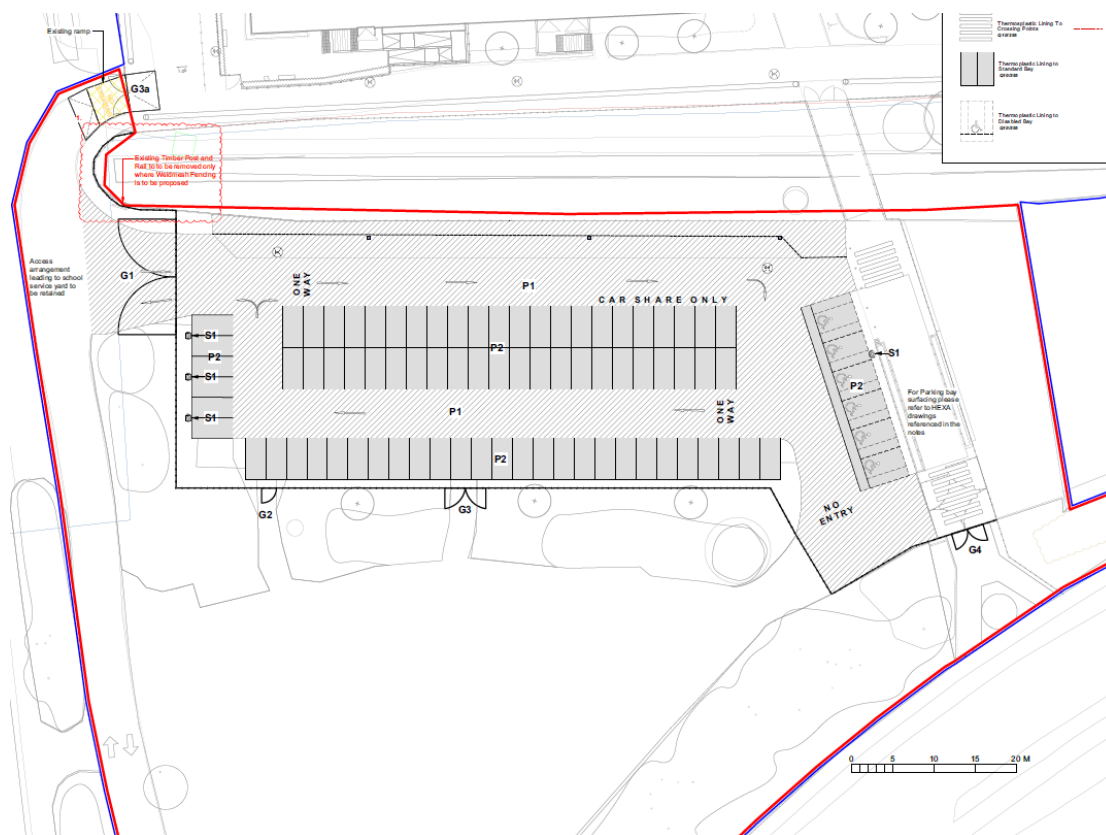


Figure 1-1 - Car Park Plan

2.0 Access Management

2.1 Garden Centre Deliveries

The Caversham Bridge Garden Centre is located to the east of the car park with servicing of the garden centre provided through the car park via Cow Lane / Richfield Ave. This access arrangement was approved under the original planning permission.

The expected deliveries for the garden centre vary in both vehicle type and frequency. All deliveries will be routed through the car park area in a controlled manner as previously highlighted within the approved Transport Assessment.

Prior to deliveries being made, delivery times will be agreed with the School Trust and the Caversham Bridge Garden Centre. All deliveries will be made outside of peak school hours to remove the potential conflict between staff and pupils accessing the school and the delivery vehicles.

Regular deliveries for the garden centre will take place circa 2-3 times per week and will be undertaken by smaller delivery vehicles such as 7.5t Panel Vans.

Irregular deliveries will be undertaken by larger HGV's and articulated vehicles. These deliveries will take place 2-3 times per year.

At the site access junction with Richfield Avenue an existing height restriction gate and manual barrier will be maintained and will operate in accordance with the previously consented planning application. The Transport Assessment supporting the consented planning outlines that the height restriction gate will be closed at all times. The low-level manual barrier will be closed outside of school operational hours but will remain open during the teaching day. The height restriction barrier will be closed and opened by garden centre staff to allow deliveries as and when required.

It is important to note that the access arrangement noted above is currently operational and that the only change in relation to the current application is the proposed access gates at the car park entrance.

The proposed gate (G1) as shown in **Figure 1-1** and **Appendix A** will control access to the car park at the top of Cow Lane. This new gate will be an automated gate with its own intercom system connected into the school. Delivery vehicles will arrive and pre agreed delivery times and will request access via this intercom. The delivery vehicles will be escorted by a member of school staff through the car park to its eastern end. The member of school staff will then drop the removable bollards and will open the automated retractable gate to allow access through to the garden centre.

Whilst the automated gate at the eastern end of the car park is open and the removable bollards are dropped, the automated gate annotated as G4 in **Figure 1-1** and **Appendix A** will be closed.

This will stop any pedestrian movements through to the school whilst delivery vehicles are manoeuvring in the area of this path. Once the delivery vehicle passes through and out the bollards are raised, sliding gate returned to the closed position and the double gates returned to a closed position.

3.0 Summary and Conclusions

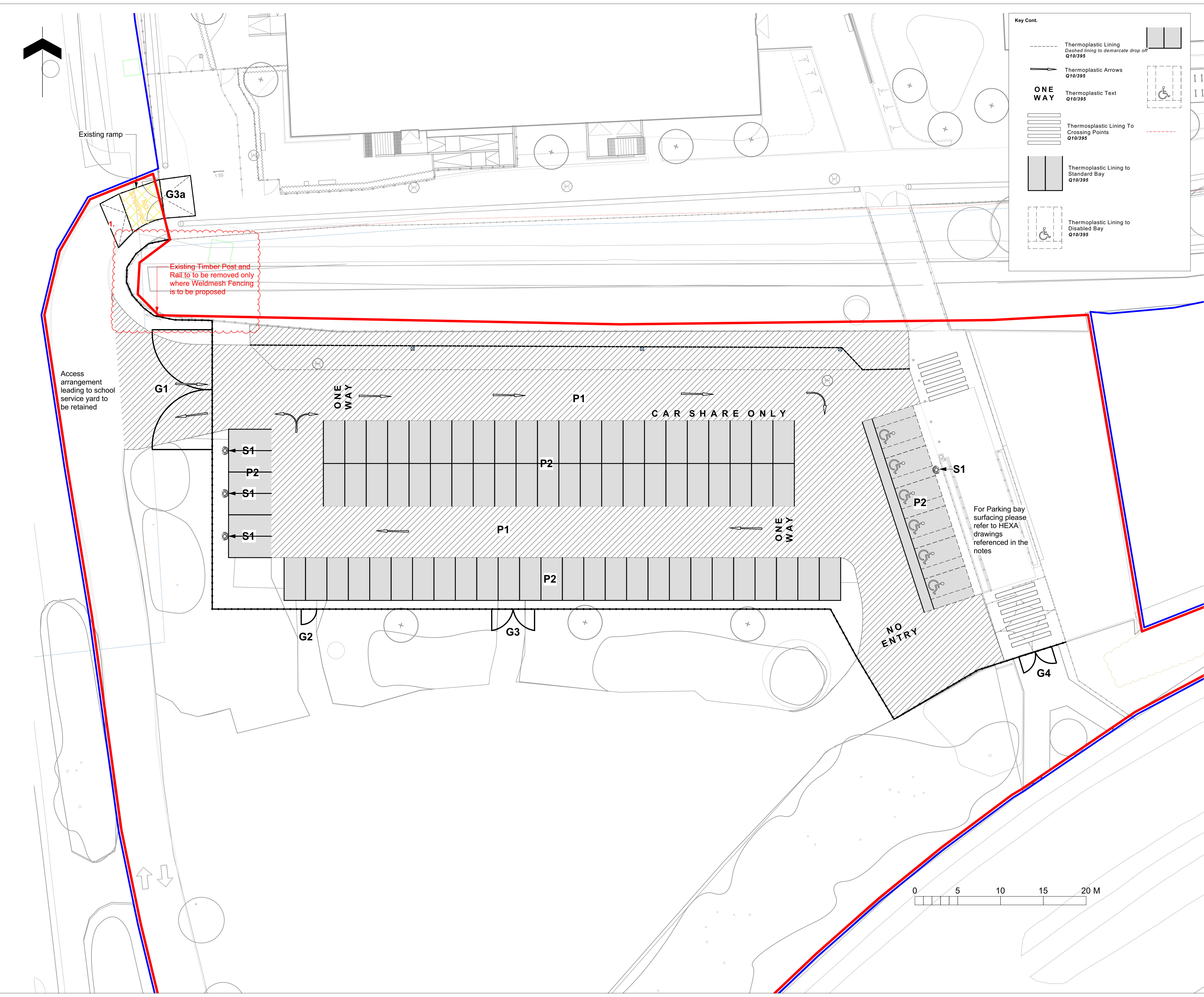
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The Car Park Management Plan details the access and delivery arrangements that will take place in light of the proposed fencing and gates to be erected around the boundary of the car park. The plan outlines that no vehicular movements of delivery vehicles for the Caversham Bridge Garden Centre will be undertaken without staff supervision and guidance. The gating arrangements allow for control of vehicle and pedestrian movements to remove the potential of conflict between pedestrians and delivery vehicles.

4.0 Appendices

Appendix A – Site Plan

Appendix A – Site Plan



Key Cont.

- Thermoplastic Lining
Dashed lining to demarcate drop off
Q10/395
- Thermoplastic Arrows
Q10/395
- ONE WAY
Thermoplastic Text
Q10/395
- Thermoplastic Lining To Crossing Points
Q10/395
- Thermoplastic Lining to Standard Bay
Q10/395
- Thermoplastic Lining to Disabled Bay
Q10/395

KEY

- Application Boundary
- Whole Site Boundary
- P1 Tarmac
- P2 Terram Truckpave
To Engineer's Specification
- P3 Yellow Thermoplastic Hatching
'NO STOPPING' painted over hatched area
- S1 EVC Protector
Supplier: Broxap or similar approved
Product: Round Electric Vehicle Charger Protector
Colour: RAL to match other furniture on site
- 2.4m Weldmesh Fencing
Type: 868 Twin Wire
Colour: RAL 6005
- G1 14m Wide, 2.4m High
Double Leaf Vehicular Gate
Automated with intercom for access control
- G2 1.8m Wide, 2.4m High
Single Leaf Pedestrian Gate
Manual
- G3 5m Wide, 2.4m High
Double Leaf Vehicular Gate
Manual
- G3a Existing 4.6m Wide, 2.4m High
Double Leaf Vehicular Gate
Automated
- G4 4m Wide, 2.4m High
Double Leaf Pedestrian Gate
Automated with intercom for access control

NOTES:

To be read in conjunction with the following HEXA drawings:

- FS0949-HEX-XX-XX-DR-C-9450
- FS0949-HEX-XX-XX-DR-C-9460

		1. Weldmesh Fence added to plan to improve entrance security. Existing Timber Post and Rail Fence now to be removed. Red line application boundary adjusted to include proposed Weldmesh Fence
P07	24/07/2026	
P06	17/04/2026	North arrow added to plan
		Updated as per comments from Nexus and B&K received 23.01.2026
P05	27/01/2026	1. Application boundary amended 2. Car park access road surface changed to tarmac
REV	DATE	DESCRIPTION

RESIDUAL PROJECT RISK

Refer to the Hazard Identification drawings, Project Risk Register, and Risk Assessment Documents.

CLIENT

Department for Education

CONTRACTOR

BOWMER KIRKLAND

CONSULTANT

ALA

ares LANDSCAPE ARCHITECTS

PROJECT

River Academy

DRAWING TITLE

Car Park Additional Works Plan

STATUS - DRAWING PURPOSE

S3 - PLANNING

DRAWN BY	DATE	CHK'D BY	SCALE	MEDIA
MH	20/05/2025	BH	1:200	A1
DEIR REFERENCE	OS LICENCE REFERENCE			
PROJECT - ORIGINATOR - ZONE - LEVEL - TYPE - ROLE - NUMBER				REVISION
FS0949-ALA-XX-ZZ-DR-L-0057				P07