



CAR PARK MANAGEMENT PLAN

Project: Boorley Gardens
Botley
SO32 2BX

Project No: H228

Operator: Connaught Care Collection

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1. INTRODUCTION

This Car Park Management Plan has been prepared on behalf of Connaught Care Collection for the Approval (Discharge) of Condition 25 of the planning application reference FP/23/96629.

Condition 25 states that the development hereby permitted shall not be brought into use until a Car Park Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall provide details of the how the car park shall be managed to enable use by staff, care home visitors and community hub users and details shall include confirmation of the dedicated car parking space for the community hub, with details of how it is to be identified on-site, and details of the electrical vehicle charging points to be installed. The car park shall be managed in accordance with the approved details.

The purpose of this Plan is to establish how the on-site car parking provision will be managed to ensure that appropriate parking remains available for:

- visitors to residents of the care home;
- care home staff;
- visiting professionals and other authorised visitors;
- users of the Community Hub; and
- other legitimate users of the development.

The arrangements are intended to ensure the effective use of the approved parking provision while maintaining safe access and circulation within the site.

2. MANAGEMENT RESPONSIBILITY

Overall responsibility for the implementation of this Car Park Management Plan will sit with the General Manager of the Care Home, or another appropriately nominated senior member of the management team.

The management team will oversee the use of the car park and will be responsible for responding to any operational parking issues that arise.

The effectiveness of the arrangements will be kept under review following occupation of the development and appropriate management action will be taken should recurring parking pressures or inappropriate parking be identified.

3. GENERAL CAR PARK ARRANGEMENT

Vehicular access to the site is off White Stork Road as per the approved site plan.

A total of 34 no. car parking spaces will be provided, serving both the Care Home and the Community Hub.

The car park design is comprised of the following:

- 4 no. accessible car parking spaces are provided to spaces 26, 26, 33 & 34;
- 6 no. electric vehicle charging spaces are provided to spaces 28, 29, 30, 31, 32 & 33;
- 1 no. minibus parking bay
- Dedicated drop off area
- Delivery loading area



4. GENERAL CAR PARK MANAGEMENT

The car park will be managed to ensure that the available parking provision is used efficiently by Care Home visitors, Community Hub users, and staff.

Residents of the Care Home typically do not have private vehicles whilst residing at the Home. The principal users of the car park are therefore anticipated to be Care Home visitors, Community Hub users, staff, visiting professionals, and other persons attending the home.

Parking areas and circulation routes will be maintained so that vehicles do not obstruct:

- the principal access and egress arrangements;
- pedestrian routes;
- accessible parking spaces;
- delivery and servicing areas;
- refuse collection arrangements; or
- emergency vehicle access.

Where inappropriate or obstructive parking is identified, the Care Home's management team will take reasonable steps to identify the vehicle owner and request that the vehicle is relocated.

5. STAFF PARKING

Staff will be advised of the site's parking arrangements as part of their induction and ongoing operational communications.

The Care home operates across a range of roles and working patterns, rather than all staff arriving and departing simultaneously. As per the approved Transport Statement, dated June 2024, there will be a maximum of 21 staff on site at any one time.

The management team will monitor parking demand associated with shift patterns and, where necessary, take reasonable operational measures to ensure that staff parking does not adversely affect the availability of spaces for visitors and other users.

Staff will be expected to park only within designated parking spaces and must not park within access routes, delivery areas or other areas required for the safe operation of the site.

6. CARE HOME VISITORS AND VISITING PROFESSIONALS

Parking will be available for relatives and friends of residents, prospective residents and their families, healthcare professionals and other authorised visitors to the Care Home.

Visitors of the Care Home will be expected to use designated parking spaces and will be provided with guidance by the reception team where required.

Spaces designated for use by Care Home visitors will not routinely be used as a staff parking space. As part of the home's normal operation, the management team will retain oversight of significant planned events or occasions expected to generate higher-than-normal visitor numbers and will manage parking arrangements accordingly.



7. COMMUNITY HUB PARKING

Dedicated parking spaces will be provided for users of the Community Hub in accordance with the approved site layout.

Visitors of the Community Hub will be expected to use designated parking spaces and will be provided with guidance by the reception team where required.

Spaces designated for use by Community Hub visitors will not routinely be used as a staff parking space.

Reception and management colleagues will be aware of the dedicated provision and will assist Community Hub users with parking arrangements where necessary.

8. ACCESSIBLE PARKING

As per the approved site layout, 2 no. accessible parking spaces are provided near the Care Home entrance, with a further 2 no. accessible parking spaces provided near the Community Hub entrance. These spaces will be retained for eligible users and will not be used for routine staff parking, deliveries, storage or other operational purposes.

The accessible parking spaces will be clearly identifiable via white lining markings on the parking surface.

Access routes between accessible parking spaces and the building entrance will be kept clear.

9. ELECTRIC VEHICLE CHARGING POINTS

3 no. dual electric vehicle charging points (EVCP) will be installed in accordance with the approved development proposals. As per the approved site plan, the EVCP's will serve car parking bays 30 to 35.

The charging infrastructure will be maintained in operational condition, and the associated bays will be appropriately identified.

Use of EV charging spaces will be managed alongside the wider parking provision to ensure that the charging facilities remain reasonably available for their intended purpose.

Where required, Connaught Care Collection may introduce reasonable operational arrangements relating to charging duration or movement of fully charged vehicles to ensure efficient use of the facilities.



10. DELIVERIES AND SERVICING

Delivery and servicing vehicles will be directed to the designated servicing / delivery area for the development. This is located in the extended turning head adjacent the refuse store, as demonstrated in Appendix C – Swept Path Analysis of the approved Transport Statement, dated 2024.

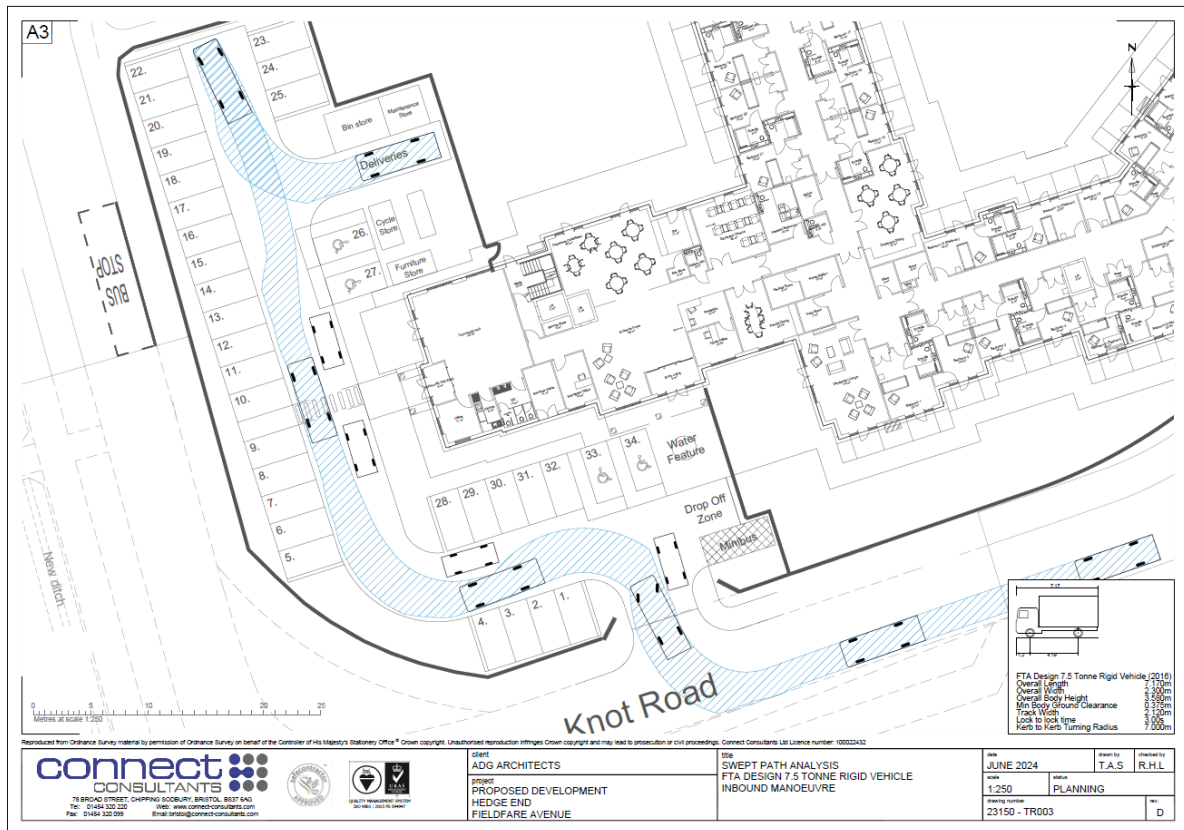


Figure 1: Transport Statement, dated June 2024, Appendix 3 - Swept Path Analysis, 7.5 Tonne Rigid Vehicle, Inbound Manoeuvre

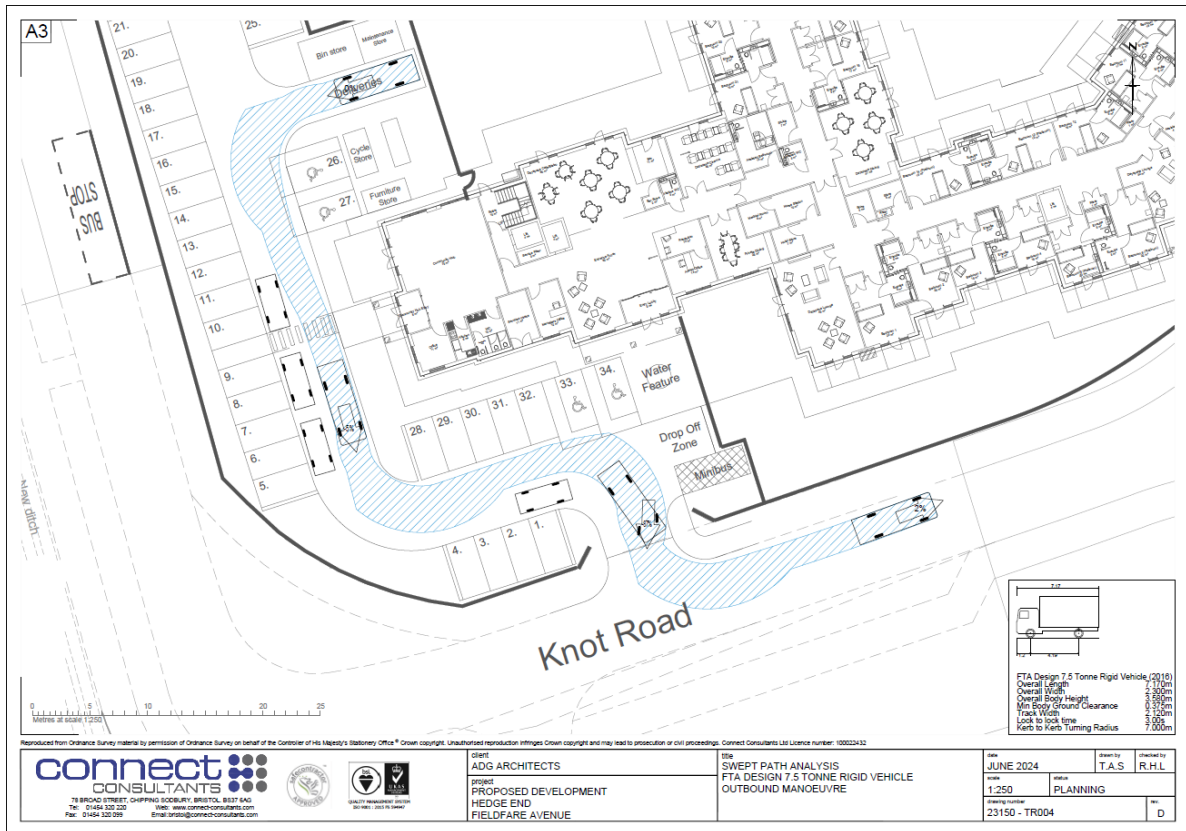


Figure 2: Transport Statement, dated June 2024, Appendix C - Swept Path Analysis, 7.5 Tonne Rigid Vehicle, Outbound Manoeuvre

Hard landscaping will provide a pathway leading to the Community Hub entrance, and to the staff entrance of the Care Home to ensure an efficient delivery process.

Routine deliveries will, where reasonably practicable, be managed so as to minimise conflict with periods of greater parking demand.

Delivery vehicles must not be permitted to obstruct designated parking spaces, pedestrian routes or the safe circulation of vehicles within the site for longer than reasonably necessary to undertake the delivery.



11. COMMUNITY EVENTS AND PERIODS OF INCREASED DEMAND

The Care Home is intended to operate as an active part of the local community, and the Community Hub may host activities or events which attract external visitors.

Where the home is aware that a planned event may result in increased parking demand, the management team will consider appropriate arrangements in advance.

These may include communicating parking arrangements to attendees, coordinating event timings and providing on-site direction to available parking spaces.

The purpose of these arrangements will be to minimise inappropriate parking and maintain safe circulation within the development.

12. MONITORING AND REVIEW

The General Manager will monitor the practical operation of the car park following occupation.

Where recurring issues are identified, such as inappropriate parking, obstruction of access routes or particular periods of parking pressure, reasonable management measures will be introduced.

These may include:

- additional communication with staff;
- additional or amended signage;
- greater management of parking during events;
- review of staff parking arrangements; and
- communication with regular Care Home visitors or Community Hub users.

Any complaints received regarding parking associated with the development will be considered by the management team and appropriate action taken where required.

13. CONCLUSION

This Car Park Management Plan establishes the arrangements by which Connaught Care Collection will manage the car park for the benefit of Care Home visitors, Community Hub users, staff and working professionals, and other authorised users.

In particular, the Plan confirms that dedicated parking spaces will be clearly identified, accessible car parking spaces will be provided in the spaces closest to the main entrances, and that electric vehicle charging facilities will be provided and managed as part of the development.

The car park will thereafter be operated and managed in accordance with this Plan, with overall operational responsibility resting with the General Manager of the Care Home.