

Parking Design Management and On Site Traffic Management Plan

Background

- 1.1 This Parking Design Management Plan has been prepared to support an application to change the use of land at Freightmaster Estate to a concrete batching facility.
- 1.2 The site is currently used for recycling street sweepings. There is no car parking provided within the current site.
- 1.3 The proposed use will include the relocation of a concrete batching facility currently operated in Salamons Way, Havering. It will involve the provision of silos and hoppers for storing cement and aggregates respectively. These materials are loaded into a mixer lorry, where the contents are blended to achieve the concrete specification.
- 1.4 The operation requires 16 people, including 10 drivers and 6 site based staff.
- 1.5 Access to the site is via Coldharbour Lane. This is a private road serving the Freightmaster Estate.

Parking

- 1.6 It is proposed to provide 17 car parking spaces, which includes drivers of the HGVs, site based staff and visitors.
- 1.7 This includes a provision for electric car charging points and disabled parking consistent with the London Plan.
- 1.8 The two electric charging points will be active.
- 1.9 The site will also include secure bike storage for six bicycles.
- 1.10 Parking provision has been based on the London Plan. For B2 and B8 uses, car parking provision should have regard to the office parking standards and take account of the significant lower employment density in such developments. A degree of flexibility may also be applied to reflect different trip generating characteristics.
- 1.11 For an Outer London Opportunity Area, the maximum parking provision is up to 1 space per 600 sqm of gross internal area. This would apply to a development providing new floor space, which does not apply in this case. This is a bespoke use and the parking provision is based on the number of staff using the site.
- 1.12 There will be six staff based at the site, and 10 drivers. The drivers will park and collect their vehicle from the same area. When the drivers return at the end of the day, they will park their vehicle and collect their car.
- 1.13 RMS will explore the opportunity of providing a minibus service to transport drivers to and from the site. RMS has a site office in Ferry Lane South, which can be used for car parking. The staff can then transfer to the Freightmaster Site using a minibus. This will be assessed during the first 12 months of operation. If there are delays on the local road network, the timings for each arriving vehicle may be sporadic.
- 1.14 Given the site location, there will not be any risk associated with unauthorised parking. All site based staff will be authorised to park on site in the dedicated areas.

Freightmaster, Coldharbour Lane,

- 1.15 There will be spaces for visitors reserved. Any visitor would be required to report to the site office. Due to the company's Health & Safety policy, visitors will be escorted at all times on site visits. Visitors will be advised where to park.

On Site Traffic Management

- 1.16 The site will be used by RMS vehicles to collect materials for concrete batching. Only RMS concrete batching vehicles will be used.
- 1.17 Vehicle movements associated with the supply of raw materials will require approximately 11 loads, which equates to 22 movements. This is based on the following:
- Cement 1 load per day (28 tonnes)
 - Aggregates 5 loads per day (100 tonnes)
 - Sand 5 loads per day (100 tonnes)
- 1.18 These deliveries will all be pre-arranged, typically avoiding loading times.
- 1.19 The concrete will leave the site in mixer lorries which can carry 8m³ of concrete. Up to 22 loads of ready mix concrete will leave the site per day, which equates to 44 movements per day.
- 1.20 Total number of HGV movements per day could be in the region of 66.
- 1.21 The site has a large operational apron which will allow all HGVs to park overnight.
- 1.22 Vehicle deliveries are arranged throughout the day. There is ample space within the yard to park whilst another vehicle is being loaded.
- 1.23 There will be no conflict with other estate users, as all vehicles can enter and leave the site in forward gear.