Application No: HPK/2021/0145

ALDI FOOD STORES

FOXLOW FARM, BUXTON

CAR PARK MANAGEMENT PLAN

PREPARED ON BEHALF OF:

ALDI STORES LIMITED

CAMERON ROSE ASSOCIATES

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CRA Ref: 470-01/CPMP01

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1.0 INTRODUCTION

1.1.1 This Car Park Vehicle Management Plan (CPMP) has been prepared by Cameron Rose Associates on behalf of Aldi Stores Ltd in order to provide details of the car park management arrangement for the proposed local centre, which incorporates an Aldi food store and is illustrated in the site layout plan, included in **Appendix A**.

1.1.2 This plan has been written to support Condition 25 of the planning consent, which states:

'No phase of the development hereby approved shall be first submitted until space has been provided within the site in accordance plan ref. Proposed Site Plan 1240-110 Rev S and plan ref Cycle Stand Details 1240-112 (Rev AB) for car parking and cycle parking together with manoeuvring of visitors/ staff / customers/ service and delivery vehicles relating to that phase has bee n laid out, surfaced and thereafter shall be maintained th roughout the life of the development free fr om any impediment to its design ated use for the relevant phase and car parking spaces shall thereafter by monitored in accordance with a Parking Management Plan to be submitted to and approved in writing prior to first occupation of the development. The parking management scheme shall be fully implemented in accordance with the details and timescales so approved within the relevant phase'.

1.1.3 This key aims of the CPMP are as follows:

- Prevent obstruction of the highway and public areas by overspill parking and thereby to protect the efficient operation of the adjoining highway network; and

- Manage the use of the car park to prevent parking by non- site users and thereby to protect parking capacity for eligible users.

1.1.4 The operation of the Plan may be modified from time to time in response to changing circumstances.

2.0 OPERATIONAL CHARACTERISTICS AND MANAGEMENT OF THE CAR PARK

2.1 Development Scheme

2.1.1 As presented in **Appendix A** the application is for an Aldi food store with a Gross External Area (GEA) of 1,881 sqm, 5No. retail units with a combined Gross Internal Area (GIA) of 557 sqm and a Nursery with a GIA of 557 sqm.

2.1.2 As shown on the site layout plan, a total of 157 car parking spaces are proposed on the site, which would include 10 accessible spaces, 15 parent and child spaces, and six electric vehicle charging spaces. The 157 car parking spaces will be shared between the different uses on the site.

2.1.3 Cycle parking for up to 28 bicycles in the form of 14 Sheffield type stands will be provided on-site. The location of cycle parking is illustrated in the site layout plan contained in **Appendix A**. The form of the cycle parking provision is shown in the Cycle Stand Details contained in **Appendix B**.

2.2 Operation and Management of the Car Park

2.2.1 The car park will be controlled and managed to provide car parking for shoppers/ customers and visitors of the site, subject to the following conditions which shall not be exhaustive or prevent exercise of additional rights of ownership:

a) Customers and visitors shall not be entitled to use the car park for any purpose other than the parking of private cars only and in particular shall not be entitled to carry on any trading activity or park commercial vehicles (delivery vehicles excepted);

b) Aldi Stores Ltd accept no responsibility or liabilities in respect of any person making use of the car park;

c) Aldi Stores Ltd reserve the right to prohibit the use of the car park by any person and close all or part of the car park for the purpose of carrying out maintenance and repairs of the development; and

d) Any non-staff vehicles remaining anywhere in the car park once the site is closed will be warned/ fined and eventually removed.

2.2.2 There are currently no time restrictions proposed on parking at the Foxlow Farm site. However, if a time management system was implemented within the car park, it would be controlled via automatic number plate recognition (ANPR) and the infrastructure provision required for this has been implemented. Notices informing customers will be installed within the car park and maintained until such time as the ANPR system is no longer required.

2.2.3 Enforcement notices issued on the basis on the ANPR system will be at the sole discretion of operator of the system with appropriate appeal procedures in place.

2.2.4 Should the use of Parking Eye cease a similar system will be installed at the discretion of Aldi Stores Limited

3.0 ALDI SERVICE MANAGEMENT PLAN

3.1.1 The site access arrangements and the internal site layout have been designed to allow refuse vehicles and delivery vehicles to enter the site, manoeuvre within the site, and depart the site in a forward gear.

3.1.2 Servicing of the Aldi Food Store will take place via the service ramp on the northern boundary of the food store.

3.2 Delivery Vehicles

3.2.1 The Aldi store will be serviced by an urban axle rear steer vehicle. The parameters of the vehicle used by Aldi include:

- Height - 4.1 metres;
- Length - 14.4 metres; and
- Width - 2.5 metres.

3.3 Service Vehicle Access Restrictions

3.3.1 Drawing 470-01-12 attached in **Appendix C** illustrates the swept path of the service vehicle accessing and egressing the proposed site. There are no access restrictions to the site.

3.3.2 Servicing of the food store will be via the customer access. The service dock is located on the northern boundary of the store.

3.3.3 The servicing arrangements at the proposed site have been designed to operate without detriment to the operation of the highway network or customer safety.

3.4 ALDI Responsibilities

3.4.1 To ensure that servicing of the store is operated in the most considerate fashion there are certain operations which will be adopted by the site to ensure Aldi are good neighbours. These include:

- The unloading dock is fitted with a curtain dock shelter which ensures there is a barrier between the store and the service area, and this will mitigate against noise transmission to the surrounding environs.

- All overnight activity (such as replenishing stock) will be contained within the store and will not be audible to neighbours.

3.4.2 Any waste generated by the food store to be discarded as refuge or recycled shall be kept within the curtilage of the premises and will be removed by the Aldi delivery vehicles once the wagon has been emptied of stock.

3.5 Driver Responsibilities

3.5.1 Delivery practices are identical at each store. Goods delivery is a one-man function carried out by the driver. The vehicle will enter the service area in a forward gear and undertake a banjo manoeuvre, allowing the service vehicle to reverse onto the service dock.

3.5.2 When servicing the Aldi, the driver gains access to the building by means of a 'driver's door' located next to the loading bay. The driver opens the roller shutter door from within the building then unloads the foods directly into the storage area. The driver is then responsible for locking the shutter and the side door before leaving. Contact with the store manager is only required where site-specific special arrangements dictate.

3.5.3 Delivery drivers will be issued with an instruction pack with details of necessary actions to be undertaken. This will include the restrictions on entering and existing the site and turning off the refrigeration unit before approaching the store. The final approach to the store will be made with a minimal amount of noise as will the exit from the store.

3.5.4 While vehicles are stationary within the service area, their engines and radios will be switched off. After dark, headlights will be switched off.

3.5.5 When manoeuvring within the service area, drivers will engage gears quietly, keep engine revs to the minimum, apply their brakes gently and close the driver's door quietly. Cab radios will be switched off while the vehicle is stationary in the service area. External alarms or speakers will not be permitted within the service area.

3.6 Review Procedure

3.6.1 In the case of any complaints received from local residents or any contraventions of the service and delivery management plan noted, Aldi will investigate and undertake remedial action immediately. Details of any complaints, including name and address of the complainant, reason for complaint, time of complaint and action taken will be maintained and made available to the local authority upon request.

3.6.2 The store manager will be notified of all complaints received and any contraventions of the Service Vehicle Management Plan noted.

3.6.3 The Service Vehicle Management Plan will be reviewed periodically considering any issues which have arisen, to ensure that additional measures required are implemented.

3.6.4 Details of complaints received by High Peak Council will be recorded and details passed to the Aldi Store Manager for investigation and where necessary, to undertake any remedial action.

3.7 Aldi Site Specific Operational

Vehicle Camera System

3.7.1 Aldi Stores have installed a vehicle camera system for all of Aldi's service vehicles.

3.7.2 This camera system provides four cameras on the vehicle unit, three on the trailer and one on the tractor unit. The three trailer cameras are split one on each side and one rearward facing. The tractor unit mounted camera faces forwards.

3.7.3 The driver can select which view they require to be displays, however on engaging the reverse gear the camera system automatically defaults to the rear camera.

3.7.4 The camera system is supported by an on-board recording system, which loops every 30 minutes. However, the driver can override the overwriting process, should they wish to retain a certain 30 minute period during their journey.

4.0 UPDATES AND REVISIONS

4.1 Introduction

4.1.1 The CPMP and the associated measures set out in this document have been developed in response to the nature and character of the development including consideration of user requirements and their travel patterns.

4.1.2 Notwithstanding, this CPMP will remain as a live document and it is envisaged that the measures set out within will be developed to best suit the needs of visitors, operators of the site, and the wider users of the highway network.

4.1.3 It is not anticipated that a formal review process is needed for the CPMP, rather key changes will arise from experience of implementing the Plan and feedback from users and operators of the car parking provision.

4.2 Review of Space Allocation

4.2.1 It is not envisaged that the layout and allocation of the parking provision will change. However, should feedback arise suggesting a more effective way for this to be done, then it will be considered. This may concern the location of disabled bay or the need for allocated staff parking bays.

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ASSOCIATES

APPENDICES

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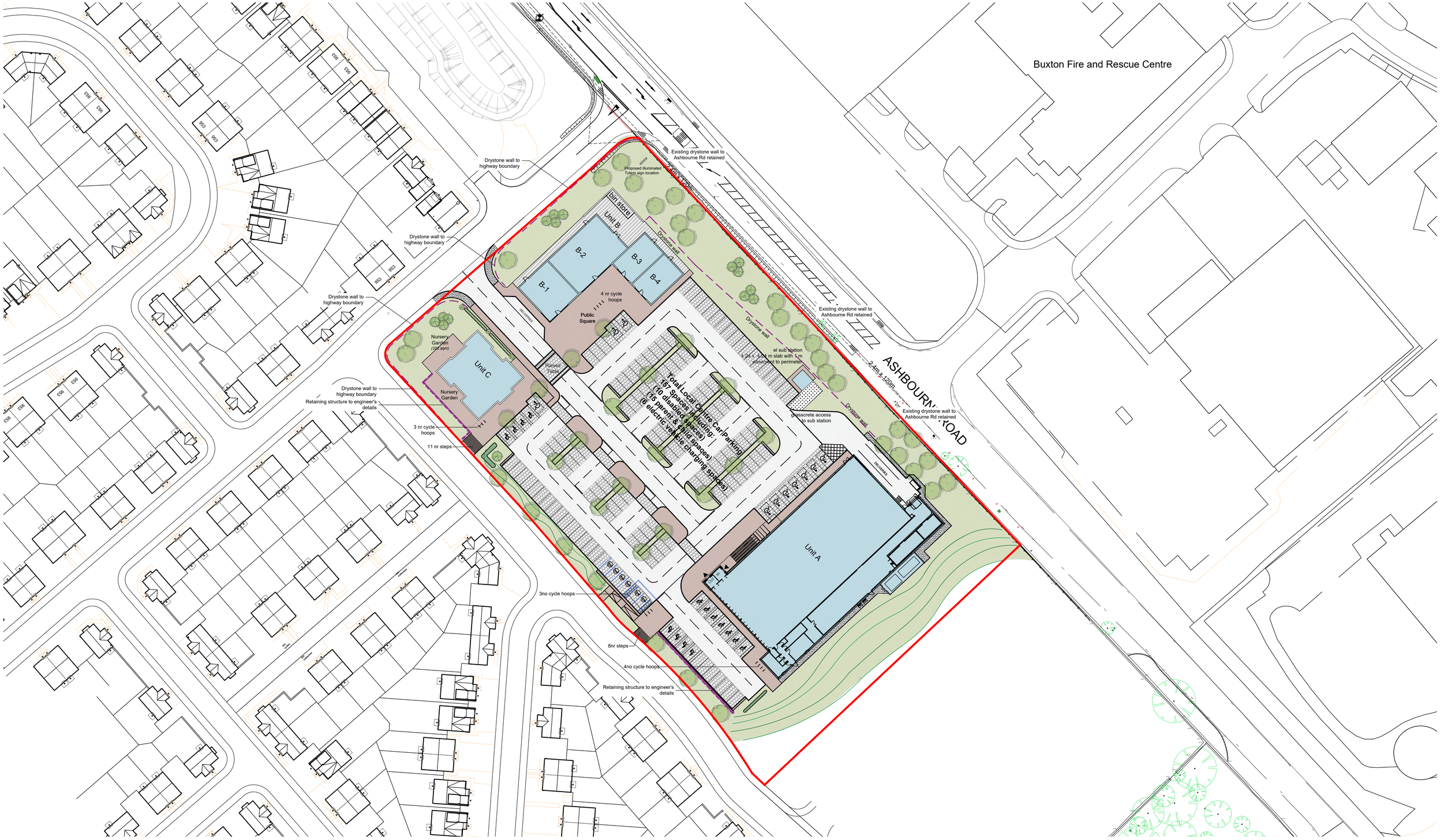
APPENDIX A

SITE LAYOUT



1 Proposed Site Plan
1:500

NORTH

0 5.0 10.0 15.0 20.0 25.0 50.0m

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Rev.	Description	Date	Drw.	Chk.
P	Kerbs updated in accordance with Aldi architect's comments	25.01.22	IH	CC
N	Stone walling increased to nursery boundary; red line omitted to show boundary treatments	20.01.22	IH	CC
M	Stone walling amended	13.01.22	IH	CC
L	Nursery garden amended	24.09.21	WH	
K	Nursery garden defined	24.09.21	WH	
J	Nursery drop-off spaces amended	20.09.21	WH	
H	Gabion wall shown to nursery; parking bays amended	21.07.21	WH	
G	Paving removed from parking bays	14.07.21	WH	
F	Disclaimer added	29.03.21	WH	
E	Totem sign location added	16.03.21	WH	
D	Nursery footprint revised	15.03.21	WH	
C	Nursery footprint amended; cycle parking added	02.03.21	WH	
B	Red line boundary amended for planning application	01.03.20	WH	
A	Red line boundary amended	16.12.20	WH	

Rev.	Description	Date	Drw.	Chk.
AB	Paving shown around sub-station	24.05.23	IH	CC
AA	Bollards removed	15.05.23	IH	CC
Z	Drystone wall amended	07.02.23	IH	CC
Y	Sub-station repositioned	25.01.23	IH	CC
X	Previous configuration removed	17.10.22	IH	CC
W	Unit B Floor plan reconfigured	14.10.22	IH	CC
V	Sub-station size clarified	26.09.22	IH	CC
U	Red line updated	27.07.22	IH	CC
T	Unit B (retail block) amended	09.05.22	IH	CC
S	Fence to nursery removed; buildings renamed	22.04.22	IH	CC
R	Retaining wall nearest foodstore moved to suit engineer's comments	10.02.22	IH	CC
Q	Paving updated; nursery fence amended	01.02.22	IH	CC

Client
HDD

Project
New Local Centre
Foxlow, Buxton

Drawing Title
Proposed Site Plan

Drawing Status
Planning

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Drawing No. 1240-110
Revision AB

Drawn	Checked	Paper Size	Scale	Date
IH	SW	A1	1:500	Nov 20

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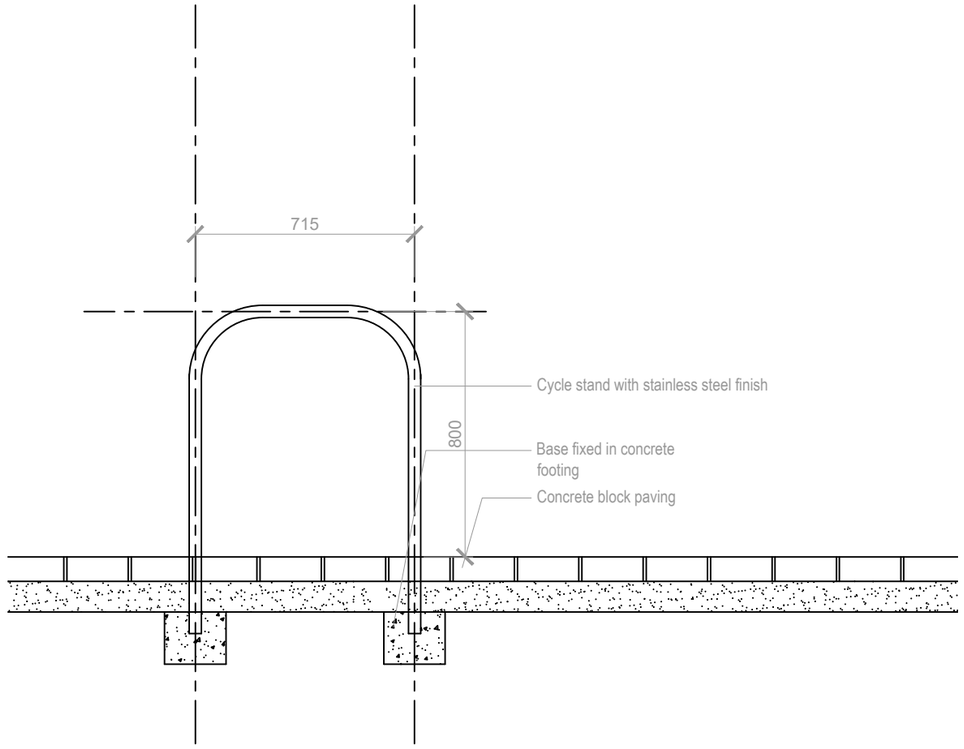
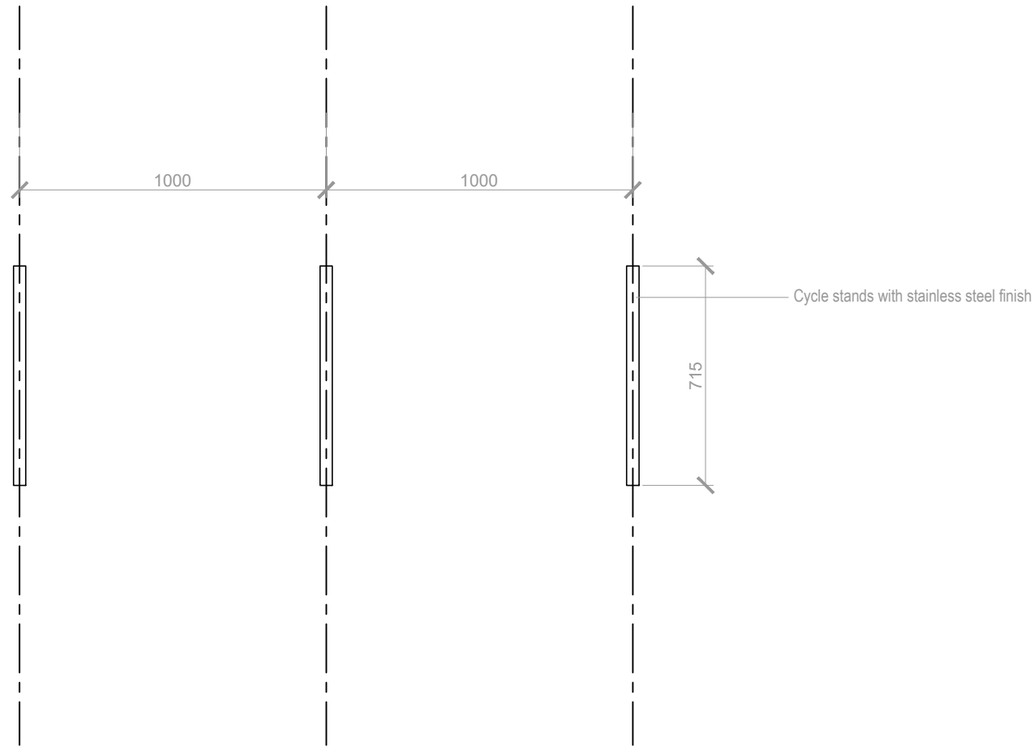
APPENDIX B

CYCLE PARKING DETAIL



1 Cycle Parking Elevation / Section

1:20



2 Cycle Parking Setting Out Plan

1:20

0 200 400 600 800 1000 1400mm

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Rev.	Description	Date	Drw.	Chk.

Client
HDD

Project
New Local Centre
Foxlow, Buxton

Drawing Title
Cycle Stand Details

Drawing Status
PLANNING

Corstorphine & Wright

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Drawing No.	Revision
1240-112	00

Drawn	Checked	Paper Size	Scale	Date
IH	CC	A3	1:20	08.04.22

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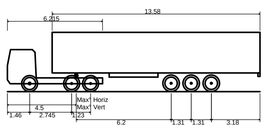
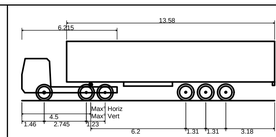
APPENDIX C

SWEPT PATH AUTOTRACK ANALYSIS



Aldi Articulated Vehicle (16.5m)

Overall Length	16.500m
Overall Width	2.600m
Overall Body Height	3.863m
Min Body Ground Clearance	0.511m
Max Track Width	2.500m
Lock to lock time	8.00s
Wall to Wall Turning Radius	8.250m



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Max Track Width	2.500m
Lock to lock time	8.00s
Wall to Wall Turning Radius	8.250m



Large Car (2006)

Overall Length	5.079m
Overall Width	1.872m
Overall Body Height	1.525m
Min Body Ground Clearance	0.310m
Max Track Width	1.831m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	5.900m



Large Car (2006)

Overall Length	5.079m
Overall Width	1.872m
Overall Body Height	1.525m
Min Body Ground Clearance	0.310m
Max Track Width	1.831m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	5.900m

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• Revision History		• Date
P1	ISSUED FOR TECHNICAL APPROVAL	01/03/22

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client: Aldi Stores Limited

project: Foxlow Farm Buxton

drawing title: Section 38 Works Swept Path Analysis

scale(s): 1:200@A1	date: 21/02/22	drawn by: TS	checked: IJM
drawing number: 470/01/12			

xrefs: X_Kerbs, X_Proposed Works, X_Proposed Site Layout, X_Road Markings, X_Site Boundary, X_Topo_2D

status: TECH APPROVAL

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