



ELIVIA HOMES CENTRAL LTD

**Residential Development of 26no. dwellings:
Land at and to the rear of 238 and 240 Nine Mile Ride, Finchampstead**

PARKING MANAGEMENT PLAN

REPORT REF – NC08072025 Rev.-

Planning permission ref – 250655

PROJECT NUMBER – 0085

July 2025

Rev. -

CONTENTS:

1.0 INTRODUCTION

- Site Location
- Planning Conditions

2.0 PARKING PROVISION

- Vehicular
- Cycle

3.0 REFUSE COLLECTION

4.0 MANAGEMENT

- Car Park Layout / Marking
- Allocation of spaces
- Management of parking areas
- Unauthorised vehicles in allocated spaces
- Vehicles parking outside of demarcated spaces
- Inappropriate parking

1.0 INTRODUCTION

- 1.1 This Parking Management Plan has been produced by Elivia Homes to accompany its development of 26no. dwellings at land at and to the rear of 238 and 240 Nine Mile Ride, Finchampstead.
- 1.2 The redevelopment of the site was granted planning permission under planning permissions 211889 and 250655 granted on 13th December 2022 and 19th June 2025 respectively for:

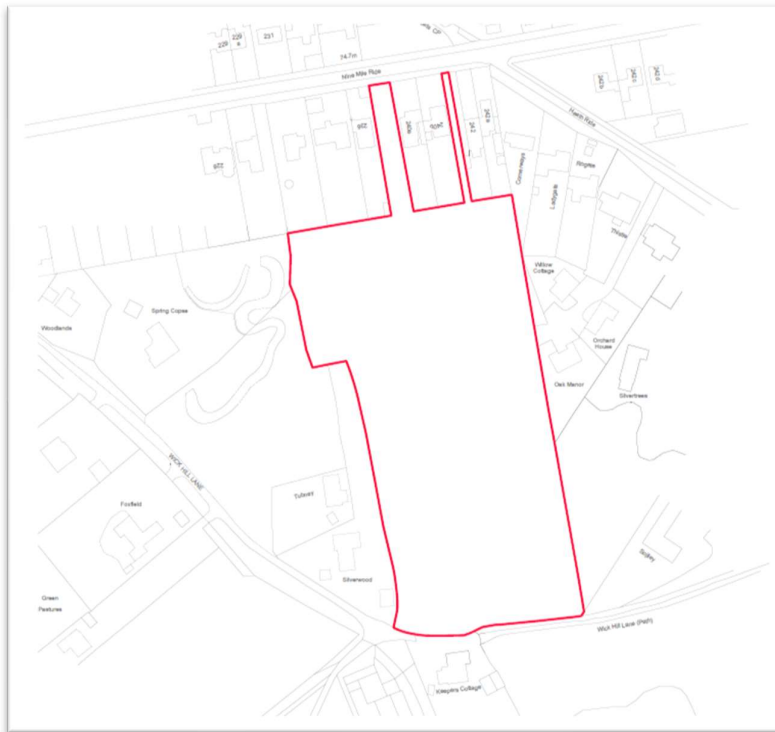
Application for approval of Reserved Matters pursuant to Outline Planning Consent 211889 (approved under appeal ref. APP/X0360/W/22/3295631 dated 13/12/2022) for the erection of 26 no. dwellings and associated infrastructure, landscaping and demolition of existing dwellings. Details of appearance, landscaping, layout and scale to be considered.

- 1.3 The approved site layout is shown immediately below:



Site Location:

1.4 A site location plan is included immediately below:



- 1.5 The site is located on the southern side of the B3430 Nine Mile Ride within the ward of Finchampstead south, where it comprises the residential curtilage of 238 and 240 Nine Mile Ride and a further parcel of land to the south.
- 1.6 The site is irregular in shape and is bounded by residential development to the north, east and west. Adjacent to the site's southern boundary is Wick Hill Lane, a restricted byway that links to a wider network of public rights of way.
- 1.7 The local planning authority is Wokingham Borough Council who are also the Highway Authority.

Planning Conditions:

- 1.8 The document has been prepared to discharge Condition 4 of the Reserved Matters planning permission 250655 which states that:

Prior to the first occupation of the development, a Parking Management Plan for the management of the parking arrangements shall be submitted to and approved in writing by the local planning authority. The submitted Parking Management Strategy shall include details of the management of all parking spaces and ensuring parking is in line with the approved parking plan.

2.0 PARKING PROVISION

Vehicular:

2.1 The proposal includes 69no. parking spaces for the residential units. This is shown on the approved Parking Layout Plan 02 04 A which is included as an approved plan under condition 2 of 250655.

2.2 This plan is included immediately below.



2.3 The mix of parking includes the following:

- 9 x Integrated Car port
- 5 x Integrated Garage parking
- 38 x On plot parking
- 11 x Courtyard parking
- 6 x Car port

- 2.4 The 11no. courtyard parking spaces consist of a number of visitor (5no.) and unallocated (6no.) parking spaces.
- 2.5 Allocated or 'on plot' parking spaces will be for the specific plot to which it is allocated and will be conveyed as such.
- 2.6 Unallocated spaces will be retained by the management company and will be available for the use of any dwelling, but will not be formally conveyed.
- 2.7 Visitor spaces will be retained by the management company and will be exclusively for the use of visitors visiting the development.
- 2.8 All properties will have a dedicated EV charging point.

Cycle:

- 2.9 Covered and secure cycle parking will be provided within the development in accordance with the Council's parking standards which require a two cycle parking allocation for dwellings with 4-5 habitable rooms and three cycle allocation for dwellings with 6+ habitable rooms.
- 2.10 Planning condition 3 of permission 250655 ensures that details of this provision will be provided to the Council.

3.0 REFUSE COLLECTION

- 3.1 The residential bin stores are located on plot with collections taking the form of either front of plot kerbside collection, or collection from dedicated bin collection areas.
- 3.2 Refuse collection vehicles will enter the site and be able to turn in the dedicated turning areas so they can enter and leave the site in forward gear.
- 3.3 It is essential that parked cars do not obstruct these turning areas. This will be discussed further in the following section.

4.0 MANAGEMENT

Car Park Layout / Marking:

- 4.1 The aforementioned approved Parking Layout Plan will form the basis of the way the parking at the site will function.
- 4.2 All parking spaces within the communal areas of the site will be identified by appropriate signage to identify allocated [plot 26's parking spaces are located within the courtyard area], unallocated and visitor parking spaces. In the transfers to new plot purchasers, it will be made clear how all of these spaces are intended to operate [see section 2 above] and how they will be identified.
- 4.3 Refuse turning areas will also be clearly signed along the lines of 'Refuse vehicles turning – keep clear'. Yellow lining the turning heads is not enforceable given the road is unadopted, so this approach is not suggested.

Allocation of spaces:

- 4.4 Parking spaces will be allocated in accordance with the approved Parking Layout Plan and the approved version of this document.

Management of parking areas:

- 4.5 In order for parking to operate effectively at the site, it must be monitored and enforced.
- 4.6 In addition to the information contained in the transfers as to the location and operation of parking at the site, it will require residents to adhere to the sites' parking management rules and procedures [i.e. this document]
- 4.7 This will be enforced by Elivia Home and the Management Company depending on the nature of the issue.
- 4.8 It is anticipated that a warning will be issued in the first instance in relation to any infringements with the option of financial penalties if these persist.

Unauthorised vehicles in allocated / unallocated / visitor spaces:

- 4.9 Resident vehicles will only be permitted to use dedicated residents' spaces in the manner described above.
- 4.10 Where parking occurs outside of these rules a formal warning will be given.
- 4.11 In the event of repeat offenses financial penalties may be imposed.

Vehicles parking outside of demarcated spaces:

- 4.12 Vehicles are not to park informally outside of demarcated spaces [i.e. bumped up on kerbs or occupying space required for refuse vehicles to turn]. Over time this will damage the site's infrastructure and reduce the intended operation of the site as such will be rigorously enforced.

- 4.13 Should persistent breaches occur which obstruct any access points, other parking spaces, or the manoeuvring of emergency or refuse vehicles, then removal procedures may be enacted.

Inappropriate parking:

- 4.14 All vehicles will be required to park entirely within the demarcated parking spaces.