



OATLANDS ROAD

**REFUSE STRATEGY:**  
The refuse strategy is based on Wokingham Borough Council's document Guidance Notes for Developers and management agents, August 2023 (Waste and Recycling).

Private Refuse storage for houses is generally located in rear gardens, and moved by residents on collection day, to kerbside (on curbside) or communal refuse collection points.

Private Refuse collection is from kerbside, adjacent to the dwelling boundary or from communal refuse collection points.

Communal Refuse storage is provided for apartments.

Refuse collection points for multiple houses.

Communal refuse storage point.

**Provided minimum refuse capacities**

Houses 500 (refuse) blue bags  
600 (recycling) waterproof bags  
50 & 230 food waste caddy

Apartments 600 per flat - provided in either 2400 or 3600 (Refuse)  
1200 per flat - provided in 2400 or 3600 (recycling)  
50 food waste caddy per flat - provided in 2400 (food)

**Travel Distances (in accordance with Approved Document H6)**

Operatives generally 15m with maximum of 25m for individual households and a maximum of 10m for apartment blocks.

Residents Carry / wheeled 30m

Residents' carry/wheeled distance from garden gate to Refuse Collection Point

Operative travel distance from TRCP or communal bin store, to carriageway (max. 25m).

Retaining wall

2.0m/2.0m pedestrian intervisibility

Approved & Consented  
PHASE 1

Issues

Public Open Space

Drain

A327 Eastern Relief Road

**LEGEND - PARKING ALLOCATION**

The parking provision has been designed in accordance with Wokingham Borough Council's Parking Standards Study Report Consultation Document, dated October 2011.

This site is located within the 'urban' zone, according to figure 3, 'Super Output Area Residential Classification'.

**Cycle Parking**  
Cycle parking will be provided on the following basis:

Apartments 1-3 Habitable Rooms 1 space per unit  
4+ Habitable Rooms 2 spaces per unit

Houses 3 Habitable Rooms 1 space per unit  
4 & 5 Habitable Rooms 2 spaces per unit  
6 Habitable Rooms 2 spaces per unit

Apartments Secure cycle parking will be provided in shared communal cycle stores.

Houses Secure cycle parking will be provided on the curbside of each dwelling, in either private cycle sheds or garages.

Garages provided are wider than 3m and longer than 6m and can therefore be counted as a cycle space, as well as a car parking space.

**Car Parking**  
See Parking Calculations document, based on Parking Standards Study Report - October 2011.  
The calculation return the following parking requirements:

Allocated Parking 284 spaces  
Unallocated Parking 48.1 spaces  
Visitor Parking 38.2 spaces

**Provided Car Parking**

300 Allocated car parking spaces  
for use by plot number quoted

44 Unallocated car parking spaces  
for use by residents

36 Unallocated car parking spaces  
for use by visitors

62 Garage parking provided in addition to parking demand calculations

1 Parking provided for sub-station access only

**Public Open Space Calculation**

Site Occupancy  
191 (proposed units) \* 2.4 (average occupancy per unit) = 458.4 occupants

Natural / Semi Natural Greenspace (2.84/1000) \* 458.4 = 1.301856

Amenity Greenspace (0.96/1000) \* 458.4 = 0.440232

Provision for Children and Young People (0.25/1000) \* 458.4 = 0.1146

Total Requirement 1.855688 Ha

POD Area Provided ~1.8609 Ha