
Land off Kingfisher Grove, Three Mile Cross: Parking Management Plan

Ref: LB/LJ/ITB19902-003
Date: 19 February 2025

SECTION 1 Introduction

- 1.1 A Reserved Matters (RM) planning application (*ref: 242665*) has been submitted by Sovereign Network Group pursuant to outline planning permission APP/X0360/W/22/3304042. The RM seeks approval for the matters of layout, scale, appearance and landscaping for 49 dwellings.
- 1.2 Wokingham Borough Council (WBC), as local highway authority, has reviewed the reserved matters application and requested further information before determination, including a Parking Management Plan (PMP).
- 1.3 Accordingly, this Technical Note outlines the PMP, explains the basis of WBC's Parking Standards and Calculator, and details the distribution of allocated and unallocated parking spaces within the development.

SECTION 2 Parking Provision

- 2.1 Wokingham Borough Council's parking standards guidance (October 2011), including the Wokingham Parking Demand Calculator were used to calculate the parking requirement for the Kingfisher Grove Reserved Matters scheme.
- 2.2 The Wokingham Parking Demand Calculation calculates the parking requirements based upon the number of habitable rooms within each dwelling and the location of the development. By using this method, it ensures that adequate parking will be provided on the site to meet the needs of residents and visitors. The parking calculation tool submitted as part of the RM Application is provided at **Appendix A**.
- 2.3 On this basis, Kingfisher Grove provides a total of 108 spaces serving the 49 dwellings with the following parking provision across the site:
- 92 allocated spaces; and
 - 16 visitor spaces.
- 2.4 The allocated and visitor parking spaces are distributed evenly across the site, as shown on the site masterplan in **Appendix B**.
- 2.5 In line with Building Regulations requirements, a proportion of allocated parking spaces within the development will be equipped with active electric vehicle (EV) charging facilities, as shown on the site masterplan.

SECTION 3 **Parking Management Strategy**

3.1 This section sets out the proposed measures to manage and monitor on-site parking within Kingfisher grove. The strategy comprises the following:

- Allocated parking spaces will be provided throughout the development and will generally be located within the curtilage of each individual property. This will ensure clear ownership and use of these spaces;
- The visitor spaces within the development will be clearly set out that they are unallocated.
- Should there be any future parking concerns on the site, or overspill in neighbouring areas, a Management Company can implement parking management strategies including parking controls / restrictions where necessary.
- The site -specific travel plan initiatives will also assist in the reduction of private car journeys to and from the site and encourage the uptake of alternative sustainable transport options available to the residents. Alternative modes of travel in the local area will be outlined in the residents Travel Plan Pack along with a travel voucher that can be used towards cycling equipment or bus taster tickets.

SECTION 4 **Summary**

- 4.1 The parking provision for Kingfisher Grove has been provided in accordance with Wokingham Borough's Parking Calculation Tool. The site provides 108 spaces, with 92 allocated and 16 visitor spaces.
- 4.2 This Parking Management Strategy outlines measures to manage parking across the site, including the layout of spaces, visitor parking arrangements, and the role of the Management Company in monitoring and addressing parking concerns. The strategy also supports sustainable travel initiatives to encourage a shift away from car dependency.

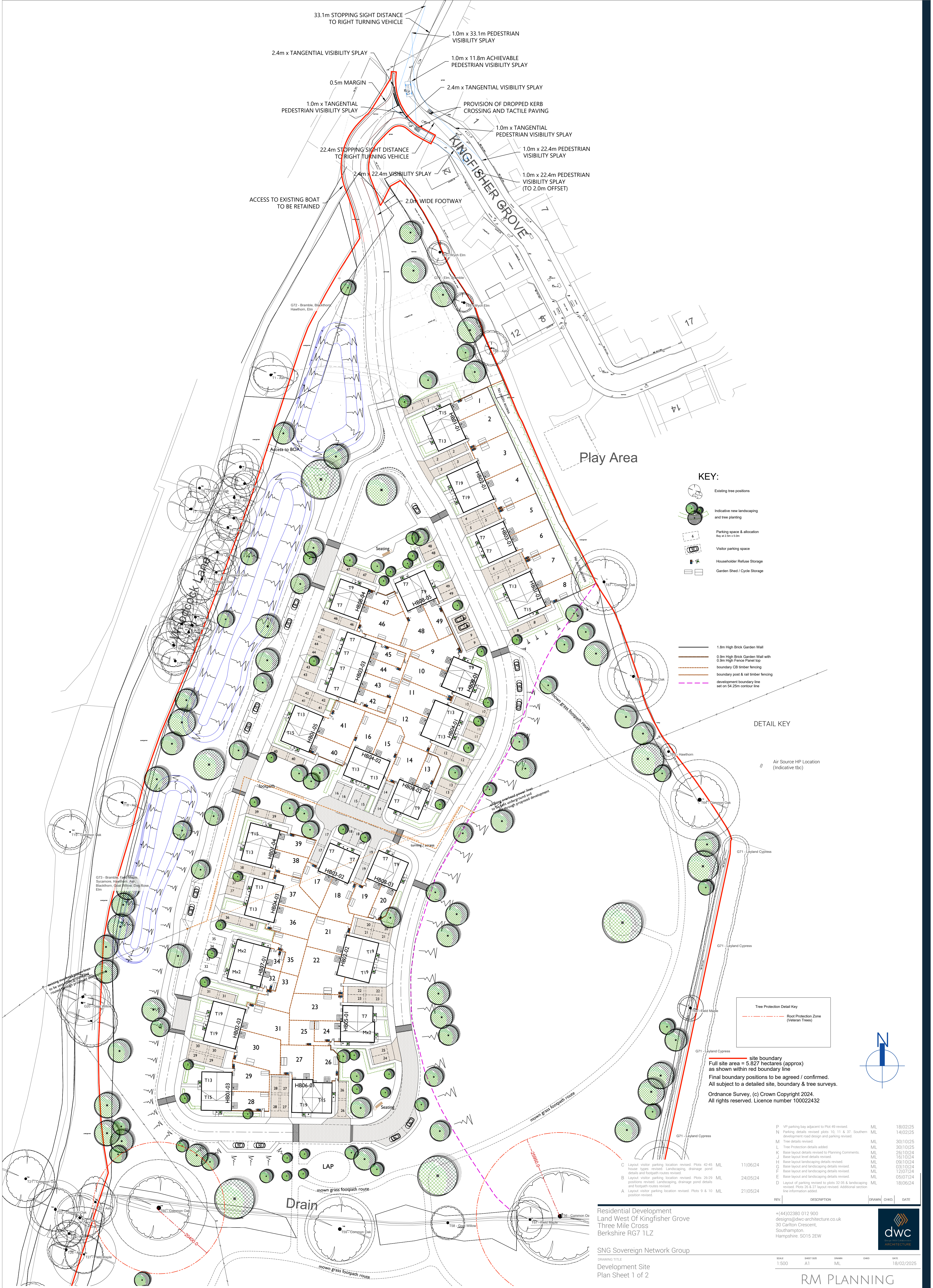
APPENDIX A. PARKING CALCULATION TOL



Reset Sheet

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APPENDIX B. SITE MASTERPLAN



KEY:

- Existing tree positions
- Indicative new landscaping and tree planting
- Parking space & allocation Bay at 2.5m x 5.0m
- Visitor parking space
- Householder Refuse Storage
- Garden Shed / Cycle Storage

- 1.8m High Brick Garden Wall
- 0.9m High Brick Garden Wall with 0.9m High Fence Panel top
- boundary CB timber fencing
- boundary post & rail timber fencing
- development boundary line set on 54.25m contour line

DETAIL KEY

Air Source HP Location (indicative tbc)

Tree Protection Detail Key

Full site area = 5.827 hectares (approx) as shown within red boundary line
Final boundary positions to be agreed / confirmed. All subject to a detailed site, boundary & tree surveys.
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REV	DESCRIPTION	DRAWN	CHKD	DATE
P	VP parking bay adjacent to Plot 49 revised.	ML		18/02/25
N	Parking details revised plots 10, 11 & 37. Southern development road design and parking revised.	ML		14/02/25
M	Tree details revised.	ML		30/10/25
L	Tree Protection details added.	ML		30/10/25
K	Base layout details revised to Planning Comments.	ML		25/10/24
J	Base layout level details revised.	ML		16/10/24
H	Base layout landscaping details revised.	ML		09/10/24
G	Base layout and landscaping details revised.	ML		03/10/24
F	Base layout and landscaping details revised.	ML		12/07/24
E	Base layout and landscaping details revised.	ML		05/07/24
D	Layout of parking revised to plots 32-35 & landscaping revised. Plots 26 & 27 layout revised. Additional section line information added.	ML		18/06/24

Residential Development
Land West Of Kingfisher Grove
Three Mile Cross
Berkshire RG7 1LZ

+(44)02380 012 900
designs@dwc-architecture.co.uk
30 Carlton Crescent,
Southampton,
Hampshire, SO15 2EW

SNG Sovereign Network Group
DRAWING TITLE
Development Site
Plan Sheet 1 of 2

SCALE: 1:500
SHEET SIZE: A1
DRAWN: ML
CHKD:
DATE: 18/02/2025

RM PLANNING

24009-DWC-SP003-01-DR-A-0010-P