July 2026

Our Ref: LPC.6331

FAO Rowan Reynolds
Development Management
Wokingham Borough Council
PO Box 157
Shute End, Wokingham
Berkshire
RG40 1BN

PARKING MANAGEMENT STRATEGY

Dear Rowan

Re: Discharge of Condition 5 (Parking Management Strategy) relating to approved planning permission ref: 260652 comprising *Full application for Temporary (3-year) planning permission for Change of Use of part of the existing buildings on site from E(g), B2 & B8 to Class E(d) Indoor Sport* at Eastheath House, Eastheath Avenue, Wokingham, RG41 2PR

This application to discharge Condition 5 (Parking Management Strategy) of approved planning application ref: 230652 has been prepared by LPC (Trull) Ltd on behalf of the applicant.

The requirements of Condition 5 are as follows:

5. Parking Management Strategy - Prior to the first occupation of the development hereby approved, a Parking Management Strategy 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 and monitoring of all parking spaces. The PMS shall thereafter only be implemented as approved and remain in place for the lifetime of the development.
Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6 and CP21.

In essence, the fundamental purpose of the Parking Management Strategy is to provide details of the management and monitoring of all parking spaces associated with the development.

Parking Management Strategy

The key objective of this document is to ensure that the development proposals do not cause any disruption to the surrounding highway network and to ensure that parking associated with the site use is well managed and that robust processes are in place to ensure that this is the case.

The approved site layout comprises drawing ref: A_PL_PR_010 RevP00. This establishes that a total of 12 car parking spaces (including 1 disabled space) and 10 cycle parking spaces are proposed.

The approved Padel facility will be open between 0700-2300 on a daily basis. The site has a maximum capacity of 10 players per an hourly session and FTE staffing of two people maximum.

As per the existing arrangements, Eastheath Avenue will continue to provide access to/from the site for all users and servicing/deliveries. No changes to the existing access/entrance to the site is required nor proposed.

Management and Enforcement

The overarching aim of the car parking management strategy is to ensure that the development proposals suitably manage car parking. This will ensure that car parking is used effectively and does not result in any issues on the local highway network. The management of each parking element is explained individually below.

Car parking spaces and cycle storage areas associated with the approved Padel facility will be clearly signposted/marked.

Court bookings are set into 55 minute slots to allow for current users/players on site to finish and leave the site as new users/players enter the site for the next slot. This will limit any potential overlap.

As part of this plan, regular spot checks will be undertaken by staff to review the parking demand and to ensure that no inappropriate parking practises are taking place on or nearby the site. If there are parking abusers or inappropriate parking practises occurring, warning will be given, and any persisting issues will be sorted in a timely manner.

Booking confirmations will encourage participants to travel to the site by foot, bicycle or public transport and if driving, to lift-share with their playing partners. Thereby reducing the parking pressure on the site.

Monitoring & Review

This Car Parking Management Plan will continue as a live document following the development proposals implementation and will remain under continual monitoring. This will take into account any issues that may have occurred once the development proposals have been built and are operational. Feedback forms from users will be welcomed by staff, as this will provide scope for possible adaptations to the strategy / management plan.

In the very unlikely event that there are any complaints received from local residents and neighbours etc., these will be investigated, and should it be agreed that the complaint(s) are based upon reasonable deficiencies in the management strategy, then appropriate and immediate mitigation action will be taken and the plan updated.

A formal review of the parking strategy contained within this document will be undertaken annually by the Management Staff.

I trust the above is clear and allows for the swift discharge of Condition 5 associated with planning permission ref 230652. If you have any queries please do not hesitate to get in touch with me as always.

Yours sincerely,

Tom Sadler
Director
LPC (Trull) Ltd