



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

Apartment 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 carriage (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 Road Classification'.

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

Apartment 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

Apartment 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 = 1.301556
Amenity Greenspace (0.96/1000) * 458.4 = 0.440232
Provision for Children and Young People (0.25/1000) * 458.4 = 0.1146

Total Requirement 1.855888 Ha

POSS Area Provided >1.855888 Ha