

Date:
Application: 250550



WOKINGHAM
BOROUGH COUNCIL

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Discharge of condition Consultation

Application Number: 250550

Applicant: HE2 Reading 1 GP Limited

Site Address: Land at Headley Road East, Woodley, RG5 4SN

Parish: Woodley

Grid Reference: Easting - 476976, Northing - 173180

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 213106 (APP/X0360/W/22/3306963) dated 22/12/23. Condition 17 relates to a Parking Management Strategy (PMS).

Case Officer: Marcus Watts

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 250550. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	250550
Address:	Land at Headley Road East, Woodley, RG5 4SN.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 213106 (APP/X0360/W/22/3306963) dated 22/12/23. Condition 17 relates to a Parking Management Strategy (PMS).		
Type of Development:			
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The proposal seeks consents for discharging Condition 17, the Parking Management Strategy, for Planning Application Reference 213106. The Highways received the revised submission to address the Highways responses dated 12th March 2025 and multiples follow-up responses between May and July 2025. The Highways would have expected the mitigation measures and the corresponding trigger points to be included in the PMS.

The presentation for the revised baseline survey results of Gemini Road, Martinet Road and Messenger Road are acceptable. The Highways will consider the observed positions and counts of the parked vehicles in this submission as the baseline to monitor the future displaced parking within local residential streets, and the potential risks this poses in terms of highway safety and poor/inconsiderate driving. The Highways prefer all the red dots (observed space) in the full raw data to be removed in future monitoring survey.

The applicant recommends that mitigation (parking restrictions in particular) will be considered when the observed numbers of parked car has been double, and mitigation measures will be implemented upon the residents consider to be necessary. The Highways would have expect a more timely and proactive approach to be taken.

As the existing residential units at Gemini Road, Martinet Road and Messenger Road have been occupied for more than 5 years, the travel patterns of the site have been established. The existing parking demand of the residents and visitor have been reflected in the observed counts of the parked vehicles of baseline survey.

Therefore, mitigation measures triggered by the net increase of parked vehicles will unlikely affect resident's ability to use their street as intended.

The Highways recommend the following can be considered as part of the parking management and mitigation measures:

On-site parking management:

- Parking permits may be offered to staff employed at the site – provision may be decided through the Travel Plan and maybe subject to a charge (decided by the employer)
- Parking permits are initially offered as an employee benefit – under employment terms and conditions
- Parking in adjacent areas will be considered as a 'misconduct' offence (in employment terms with appropriate remedies considered by the Employer)

Off-site mitigations if significant displaced parking are observed:

- Compared to the baseline survey results, where the numbers of on-street parked vehicles during the peak demand period: -
 - Has increased by 70%: to implement Access Protection Markings and Traffic Regulation Order to restrict dangerous parking
 - Has increased by 85%: to implement Access Protection Markings and Traffic Regulation Order to restrict dangerous parking and define suitable on-street parking spaces for Residents parking zones
 - Has increased by 100%: to implement Access Protection Markings and Traffic Regulation Order to restrict dangerous parking and define suitable on-street parking spaces for a Controlled Parking Zones (on-street parking charges)

Conditions & Reasons (if required)

Date:	8/8/2025	Signed:	JP
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