

Framework Parking Management Plan (FPMP) - Wellington Road Development Scheme

August 2026 - FPMPv4

Purpose of the Plan

This Framework Parking Management Plan has been produced to establish the principles, monitoring arrangements and management measures that will apply to the development. Detailed operational arrangements may be refined by the Management Company following occupation, provided the objectives and commitments set out within this Framework are maintained.

The purpose of this FPMP is:

- to support the effective operation of the development as a car-free scheme;
- to minimise the likelihood of parking displacement;
- to provide a proportionate mechanism for monitoring any parking impacts associated with the development;
- to identify measures that may be implemented should parking impacts attributable to the development be identified; and
- to provide certainty to the Local Planning Authority and Local Highway Authority regarding the management of parking associated with the development.

Parking Allocation

The development provides a total of six parking spaces on site, comprising:

- Two Blue Badge spaces;
- Four visitor spaces for carers and authorised visitors only.

The Visitor Parking spaces shall remain private and shall not be allocated to general residents. Visitor spaces shall be for carers, support workers, contractors and authorised visitors only. Signage will be installed stating "Private Parking for Development Use Only".

The Management Company may additionally introduce permits, controlled access, lockable posts or other physical management measures if misuse becomes persistent.

Visitor Parking Control and Adjacent Land User Notification

The Building Manager will ensure that all land managed and/or controlled by the development, together with the proposed visitor car parking spaces, is strictly used by visitors to the building only. This will include necessary lining and signage as required.

If third parties attempt to use these spaces, it will be the responsibility of the Building Manager to ensure that they are immediately removed.

Prior to first occupation, all adjacent land users and/or those with rights of access across the access route will be advised of this policy and its proposed strict adherence.

Blue Badge Spaces

Two accessible parking spaces are provided as part of the development. These spaces shall be made available to residents with a demonstrated mobility need, in accordance with the

Council's housing management arrangements.

Should future demand for accessible parking exceed the initial provision, the Management Company may consider converting one or more of the visitor spaces to accessible use, providing this does not contribute to wider parking impacts.

The allocation and management of accessible parking spaces shall be undertaken through normal housing management arrangements.

Electric Vehicle Charging

The development will include:

- One Blue Badge space with active EV charging; and
- One visitor space with active EV charging.

Passive provision will be incorporated into the remaining parking spaces where practicable.

Management Roles and Responsibilities

The management company or freeholder shall be responsible for implementation of this PMP and shall provide residents with clear contact details for reporting any parking-related concerns. Residents shall be informed from the outset that:

- The development is intended to operate as a car-free development;
- General resident parking is not provided on site;
- Residents are not entitled to use visitor spaces except where specifically authorised;
- Residents are not eligible for on-site parking unless occupying an approved Blue Badge space;
- Residents are not eligible for permits within surrounding controlled parking zones.

Parking expectations shall be communicated at enquiry stage, allocation stage, tenancy sign-up and occupation.

Local Lettings Plan

The development provides specialist affordable housing accommodation, including homes for care leavers, vulnerable adults and other residents whose housing needs align with a car-free lifestyle.

The Local Lettings Plan shall seek to prioritise applicants whose circumstances are compatible with the car-free nature of the scheme. This will include:

- Clear communication of the lack of resident parking;
- Assessment of suitability having regard to transport needs;
- Encouragement of applications from households with low levels of car dependency; and
- Ongoing reinforcement of the parking restrictions through tenancy management.

Tenancy Controls

To reinforce the car-free nature of the development:

- Tenancy agreements shall include provisions requiring residents not to park vehicles on Park Road or other nearby private roads;

- Residents shall be required to notify the management company if they acquire a vehicle during their tenancy;
- Persistent breaches may be addressed through tenancy management procedures where appropriate.

Residents who genuinely require a vehicle shall be directed towards existing town centre parking facilities and permit arrangements operated independently of the development.

Enforcement Process

Any inappropriate use of parking spaces shall be investigated by the Management Company. Measures may include:

- verbal reminder;
- written warning;
- tenancy management intervention;
- parking permits;
- controlled access arrangements;
- physical parking controls; and
- other measures considered appropriate by the Management Company.

Specific Measures Relating to Park Road and Albert Road

Park Road and Albert Road are private roads and fall outside the Council's Traffic Regulation Order powers. Their management remains a matter for the respective owners and occupiers.

To minimise the likelihood of development-related parking on these roads:

- Residents shall be informed that parking on Park Road is not permitted;
- Relevant tenancy clauses shall be incorporated into tenancy agreements;
- The Local Lettings Plan shall reinforce this requirement; and
- The management company shall investigate any substantiated reports of resident parking on private roads and take appropriate tenancy management action where justified.

Baseline Parking Conditions

The approved Parking Beat Survey Report and accompanying Vehicle Location Plans submitted in support of the planning application comprise the agreed baseline position for future monitoring and are attached at Appendix A.

The purpose of future monitoring shall be to assess parking conditions following occupation of the development and identify whether additional management measures are required.

Monitoring

The Management Company shall keep parking impacts under review as part of normal estate management procedures.

Where a substantiated complaint is received regarding parking associated with the development, the Management Company shall investigate the matter through its normal tenancy and estate management procedures.

Such investigations may include:

- identifying whether the vehicle is associated with a resident of the development;
- engaging directly with the resident concerned;
- reviewing compliance with tenancy obligations;
- implementing appropriate management measures where necessary.

A parking survey shall be undertaken within 3 months of full occupation of the development. The survey shall:

- cover the same geographical area as the approved baseline parking survey;
- utilise the same survey methodology;
- include weekday and weekend observations; and
- include evening and additional night periods (after 22:00), consistent with the latest requirements agreed with the Local Highway Authority.

A further survey may be undertaken if requested by the Local Highway Authority where monitoring indicates a potential parking issue requiring further investigation.

Assessment of Parking Impacts

Where post-occupation monitoring demonstrates a material increase in parking demand within the survey area following occupation of the development, the Local Highway Authority and Management Company shall first review management measures available under this Plan.

If those measures prove ineffective, a contribution towards a TRO may be considered.

The contribution shall only become payable following:

- completion of the agreed parking survey;
- review of management measures;
- identification of a specific TRO proposal by the Local Highway Authority.

Any contribution shall be limited to £6,500 maximum.

Appendix A - Baseline Parking Survey

This appendix comprises the agreed baseline parking survey material for the Wellington Road Development Scheme:

A1. Parking Beat Survey Report - Wokingham PB (Revised July 2026).

A2. Vehicle Location Plans - Wokingham Parking Beat - Vehicle Locations (Revised July 2026).

Parking Beat Survey

Wellington Road, Wokingham



Wednesday 29th April 2026

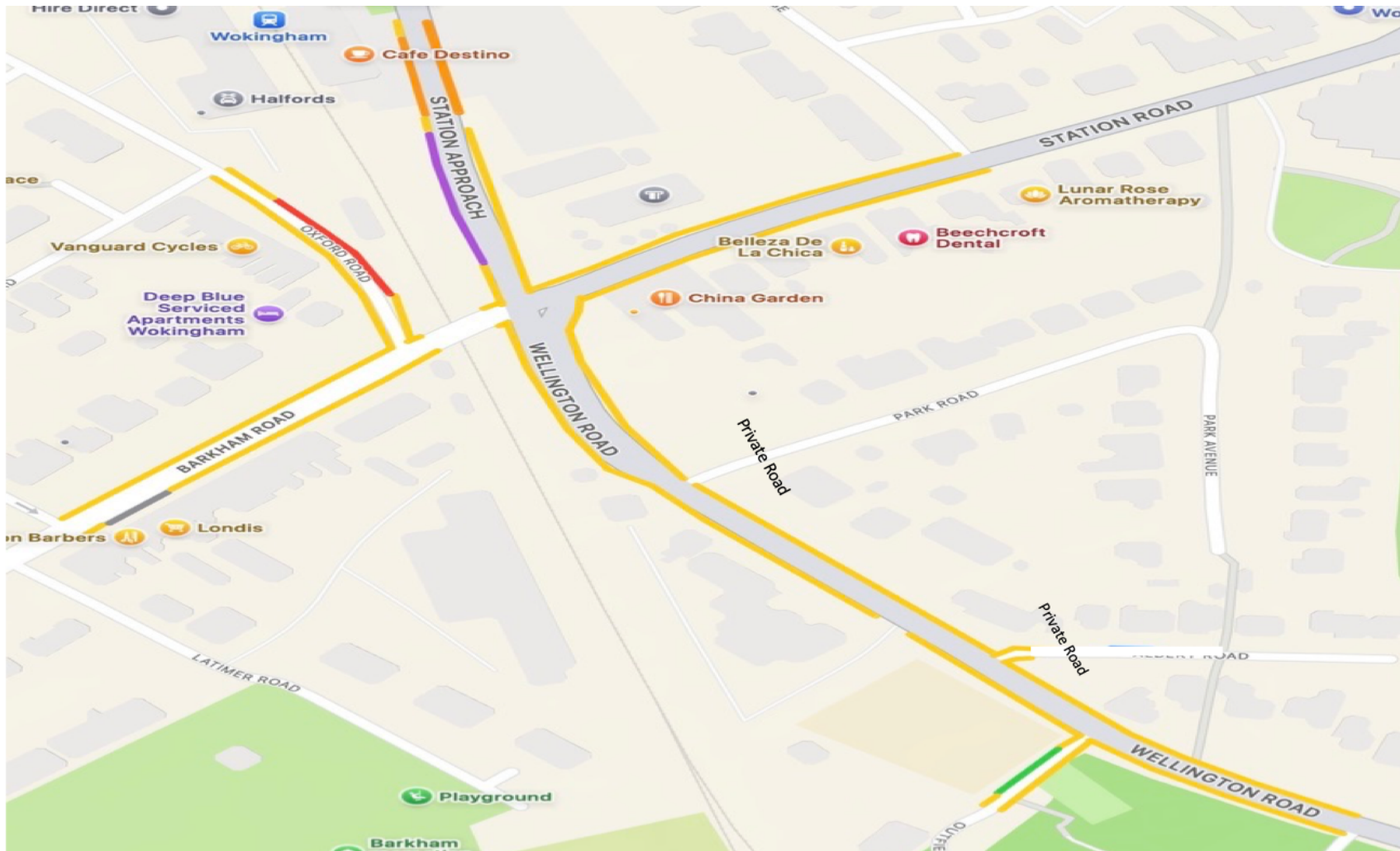
Saturday 2nd May 2026



Created by Bert Ramos

SURVEY DETAILS

Survey Type	PARKING BEAT SURVEY	
Methodology		
Guidance	London Borough of Lambeth	
Site	Wellington Road, Wokingham	
Survey Area	200 metre walking distance from site	
Date/s	Wednesday 29th April 2026	Saturday 2nd May 2026
Time/s	08:00/11:00/14:00/17:30/20:00hrs	11:00/15:00/20:00hrs
Beat Frequency	Snapshot at above times	Snapshot at above times
Unit for 1 Unmarked Lengthwise Space (m)	5	
Unit for 1 Unmarked Crosswise Space (m)	2.5	
Areas Excluded From Survey	Private parking spaces, private roads and off road parking (unless requested in survey specification).	
Sections of road excluded from parking capacity calculation	First 7.5m from junction mouth (for reasons of highway safety). Crossovers, dropped kerbs, build-outs, traffic islands, 24/7 illegal parking. Sections of legal lengthwise parking between illegal parking (crossover, dropped kerbs, double yellow etc) that measure less than the unit specified for 1 space. Where the width of the road is such that parking on both sides would cause an obstruction. In this instance one side of the road has been excluded from the capacity calculation.	
Parking excluded from stress calculation	Skips or any other non-vehicle occupying a parking space (but noted separately if observed). Any illegal parking on double yellow lines, crossovers, keep clear lines etc (but noted separately if observed).	
Terminology	"Parking Stress" - Calculation to express the number of parked vehicles as a percentage of available parking for each parking type. Stress can be over 100% if cars are small and/or parked very closely together. "Parking Capacity Calculation" - Measurement of each length of road between illegal parking (e.g. crossovers, traffic islands, double yellow etc) converted into parking spaces by rounding down to the nearest unit assigned to one parking space and dividing this figure by the unit. "Lengthwise Parking" - Vehicles parked in a lengthwise orientation with wheels parallel to the kerbside. "Crosswise Parking" - Vehicles parked in a crosswise orientation (as seen in car parks or wide sections of road)	



Key

Unrestricted Parking

Unrestricted

Restricted Parking

Drop Zone

Permit or Timed

30 Minute Parking

2 Hour Parking

No Parking

White Zig Zag Lines

Double Yellow Lines

Vehicle Locations



North



PARKING STRESS TABLES

Restriction					2	Parking - Mon-Sat 8am-6pm Resident Permit Holders Only or Waiting Limite																							
Location	Lengthwise Parking (m)	Lengthwise Spaces	Marked/Crosswise Bays	Total Spaces	Wednesday 29th April 2026															Saturday 2nd May 2026									
					08:00			11:00			14:00			17:30			20:00			11:00			15:00			20:00			
					Occupied	Spaces	Stress (%)	Occupied	Spaces	Stress (%)	Occupied	Spaces	Stress (%)	Occupied	Spaces	Stress (%)	Occupied	Spaces	Stress (%)	Occupied	Spaces	Stress (%)	Occupied	Spaces	Stress (%)				
Oxford Road	30	6	0	6	3	3	50%	2	4	33%	2	4	33%	2	4	33%	4	2	67%	3	3	50%	4	2	67%	5	1	83%	
Total	30	6	0	6	3	3	50%	2	4	33%	2	4	33%	2	4	33%	4	2	67%	3	3	50%	4	2	67%	5	1	83%	

Restrictions					3	Parking - Mon-Sat 8am-6pm – 30 minutes No return within 30 minutes																							
Location	Lengthwise Parking (m)	Lengthwise Spaces	Marked/Crosswise Bays	Total Spaces	Wednesday 29th April 2026															Saturday 2nd May 2026									
					08:00			11:00			14:00			17:30			20:00			11:00			15:00			20:00			
					Occupied	Spaces	Stress (%)	Occupied	Spaces	Stress (%)	Occupied	Spaces	Stress (%)	Occupied	Spaces	Stress (%)	Occupied	Spaces	Stress (%)	Occupied	Spaces	Stress (%)	Occupied	Spaces	Stress (%)				
Barkham Road	15	3	0	3	1	2	33%	1	2	33%	1	2	33%	2	1	67%	0	3	0%	3	0	100%	3	0	100%	0	3	0%	
Total	15	3	0	3	1	2	33%	1	2	33%	1	2	33%	2	1	67%	0	3	0%	3	0	100%	3	0	100%	0	3	0%	

Restriction					4	Parking - 6am - 10pm - 2 Hours - No Return within 1 Hour																						
Location	Lengthwise Parking (m)	Lengthwise Spaces	Marked/Crosswise Bays	Total Spaces	Wednesday 29th April 2026												Saturday 2nd May 2026											
					08:00			11:00			14:00			17:30			20:00			11:00			15:00			20:00		
					Occupied	Spaces	Stress (%)	Occupied	Spaces	Stress (%)	Occupied	Spaces	Stress (%)	Occupied	Spaces	Stress (%)	Occupied	Spaces	Stress (%)	Occupied	Spaces	Stress (%)	Occupied	Spaces	Stress (%)	Occupied	Spaces	Stress (%)
Outfield Crescent	15	3	0	3	0	3	0%	0	3	0%	0	3	0%	0	3	0%	1	2	33%	0	3	0%	0	3	0%	1	2	33%
Total	15	3	0	3	0	3	0%	0	3	0%	0	3	0%	0	3	0%	1	2	33%	0	3	0%	0	3	0%	1	2	33%

Restriction				5	Drop Zone/Double Yellow																							
Location	Lengthwise Parking (m)	Lengthwise Spaces	Marked/Crosswise Bays	Total Spaces	Wednesday 29th April 2026															Saturday 2nd May 2026								
					08:00			11:00			14:00			17:30			20:00			11:00			15:00			20:00		
					Occupied	Spaces	Stress (%)	Occupied	Spaces	Stress (%)	Occupied	Spaces	Stress (%)	Occupied	Spaces	Stress (%)	Occupied	Spaces	Stress (%)	Occupied	Spaces	Stress (%)	Occupied	Spaces	Stress (%)			
Station Approach	55	11	0	11	0	11	0%	0	11	0%	1	10	9%	0	11	0%	2	9	18%	0	11	0%	0	11	0%	1	10	9%
Total	55	11	0	11	0	11	0%	0	11	0%	1	10	9%	0	11	0%	2	9	18%	0	11	0%	0	11	0%	1	10	9%

Location	Description	Wednesday 29th April 2026					Saturday 2nd May 2026		
		08:00	11:00	14:00	17:30	20:00	11:00	15:00	20:00
		Occupied	Occupied	Occupied	Occupied	Occupied	Occupied	Occupied	Occupied
Albert Road	Roadside	2	2	1	2	1	2	1	1
Park Road	Roadside	2	2	1	2	2	5	1	4
Park Avenue	Roadside	5	4	4	4	5	3	2	4
Total		0	0	0	0	0	0	0	0

PARKING CAPACITY MEASUREMENTS

A working table showing kerbside measurements for each parking type.

Location	Side of Road & Measuring Orientation	Parking Type	Section Length (m)	Crosswise Spaces or Lengthwise Marked Bays	Number of Crosswise Space or Marked Bays	Unit Round Down (If Lengthwise & Unmarked)	Total Spaces
Wellington Road	W N-S	Double Yellow Lines	56.1			55	11
Wellington Road	E S-N	Double Yellow Lines	90.8			90	18
Wellington Road	E S-N	Double Yellow Lines	84.3			80	16
Wellington Road	E S-N	Junction				#VALUE!	#VALUE!
Wellington Road	E S-N	Double Yellow Lines	80.2			80	16
Station Road	S W-E	Double Yellow Lines	100.5			100	20
Station Road	N E-W	Double Yellow Lines	101.4			100	20
Station Approach	E S-N	Double Yellow Lines	72.5			70	14
Station Approach	E S-N	Access (Car Park)	9			5	1
Station Approach	E S-N	White Zig Zag Lines	46.8			45	9
Station Approach	W N-S	Car Park Entrance	10.9			10	2
Station Approach	W N-S	Double Yellow Lines	2.5			0	0
Station Approach	W N-S	White Zig Zag Lines	40.6			40	8
Station Approach	W N-S	Double Yellow Lines	2.1			0	0
Station Approach	W N-S	Drop Zone/Double Yellow	55.6			55	11
Station Approach	W N-S	Double Yellow Lines	20.8			20	4
Barkham Road	N E-W	Double Yellow Lines	7.4			5	1
Barkham Road	N E-W	Level Crossing	18.9			15	3
Barkham Road	N E-W	Double Yellow Lines	1.2			0	0
Oxford Road	E S-N	Double Yellow Lines	40.9				0
Oxford Road	E S-N	Parking - Mon-Sat 8am-6pm Resident Permit Holders Only or Waiting Limited to 2 Hours - Return Prohibited for 1 Hour	31			30	6
Oxford Road	E S-N	Double Yellow Lines	13.4			10	2
Oxford Road	W N-S	Double Yellow Lines	82.4			80	16
Barkham Road	N E-W	Double Yellow Lines	101.4			100	20
Barkham Road	S W-E	Double Yellow Lines	7.3			5	1
Barkham Road	S W-E	Parking - Mon-Sat 8am-6pm - 30 minutes No return within 30 minutes	17.1			15	3
Barkham Road	S W-E	Double Yellow Lines	84.1			80	16
Barkham Road	S W-E	Level Crossing	18.2			15	3
Barkham Road	S W-E	Double Yellow Lines	5.3			5	1
Wellington Road	W N-S	Double Yellow Lines	149.7			145	29
Wellington Road	W N-S	Crossover	18.6			15	3
Wellington Road	W N-S	Double Yellow Lines	49.5			45	9
Outfield Crescent	N E-W	Double Yellow Lines	10.6			10	2
Outfield Crescent	N E-W	Parking - 6am - 10pm - 2 Hours - No Return within 1 Hour	19.5			15	3
Outfield Crescent	N E-W	Double Yellow Lines	3.4			0	0
Outfield Crescent	N E-W	Crossover	8.4			5	1
Outfield Crescent	S W-E	Crossover	8.8			5	1
Outfield Crescent	S W-E	Double Yellow Lines	32.3			30	6



Wokingham Parking Beat
Vehicle Locations
29th April & 2nd May 2026



Wokingham Parking Beat
Vehicle Locations
Wednesday 29th April 2026
08:00hrs



Restricted Parking

- Drop Zone
- Permit or Timed
- 30 Minute Parking
- 2 Hour Parking

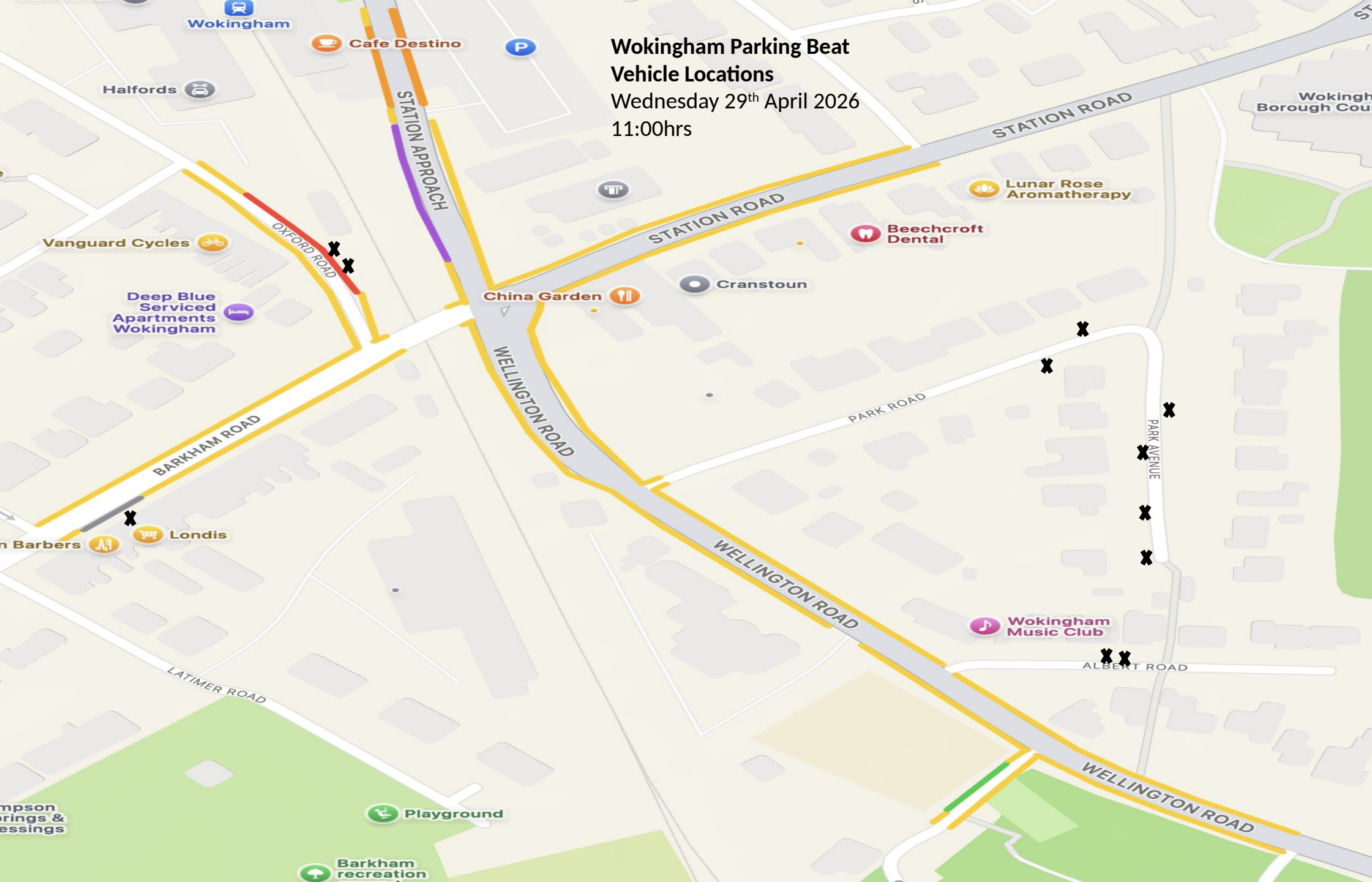
No Parking

- White Zig Zag Lines
- Double Yellow Lines

X Vehicle Locations



Wokingham Parking Beat
Vehicle Locations
Wednesday 29th April 2026
11:00hrs



Restricted Parking

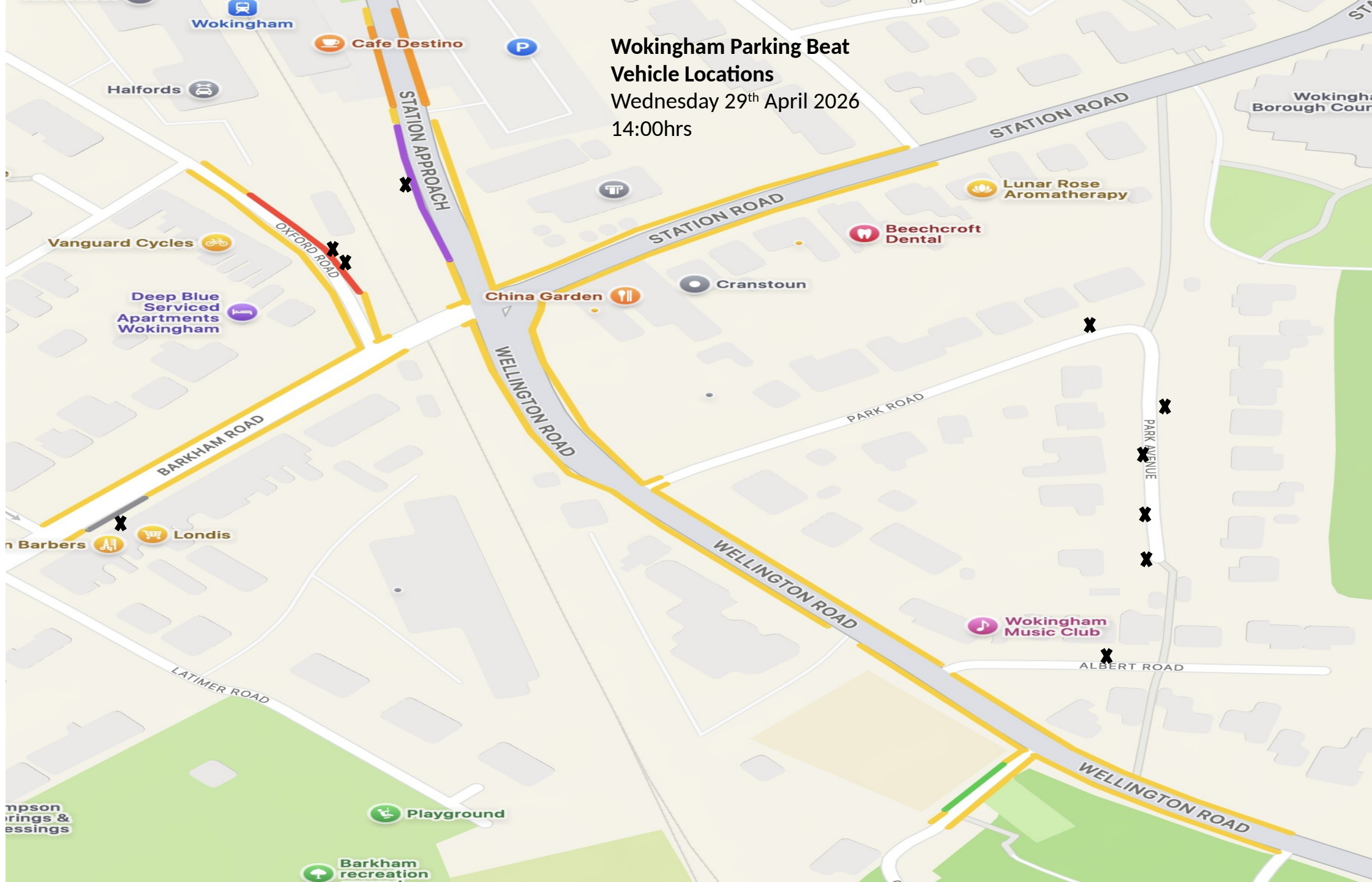
- Drop Zone
- Permit or Timed
- 30 Minute Parking
- 2 Hour Parking

No Parking

- White Zig Zag Lines
- Double Yellow Lines

X Vehicle Locations





Key

Restricted Parking

- Drop Zone
- Permit or Timed
- 30 Minute Parking
- 2 Hour Parking

No Parking

- White Zig Zag Lines
- Double Yellow Lines

X Vehicle Locations



Key

Wokingham Parking Beat
Vehicle Locations
Wednesday 29th April 2026
17:30hrs

Restricted Parking

- Drop Zone
- Permit or Timed
- 30 Minute Parking
- 2 Hour Parking

No Parking

- White Zig Zag Lines
- Double Yellow Lines

✕ Vehicle Locations

North



Key

Wokingham Parking Beat
Vehicle Locations
Wednesday 29th April 2026
20:00hrs

Restricted Parking

- Drop Zone
- Permit or Timed
- 30 Minute Parking
- 2 Hour Parking

No Parking

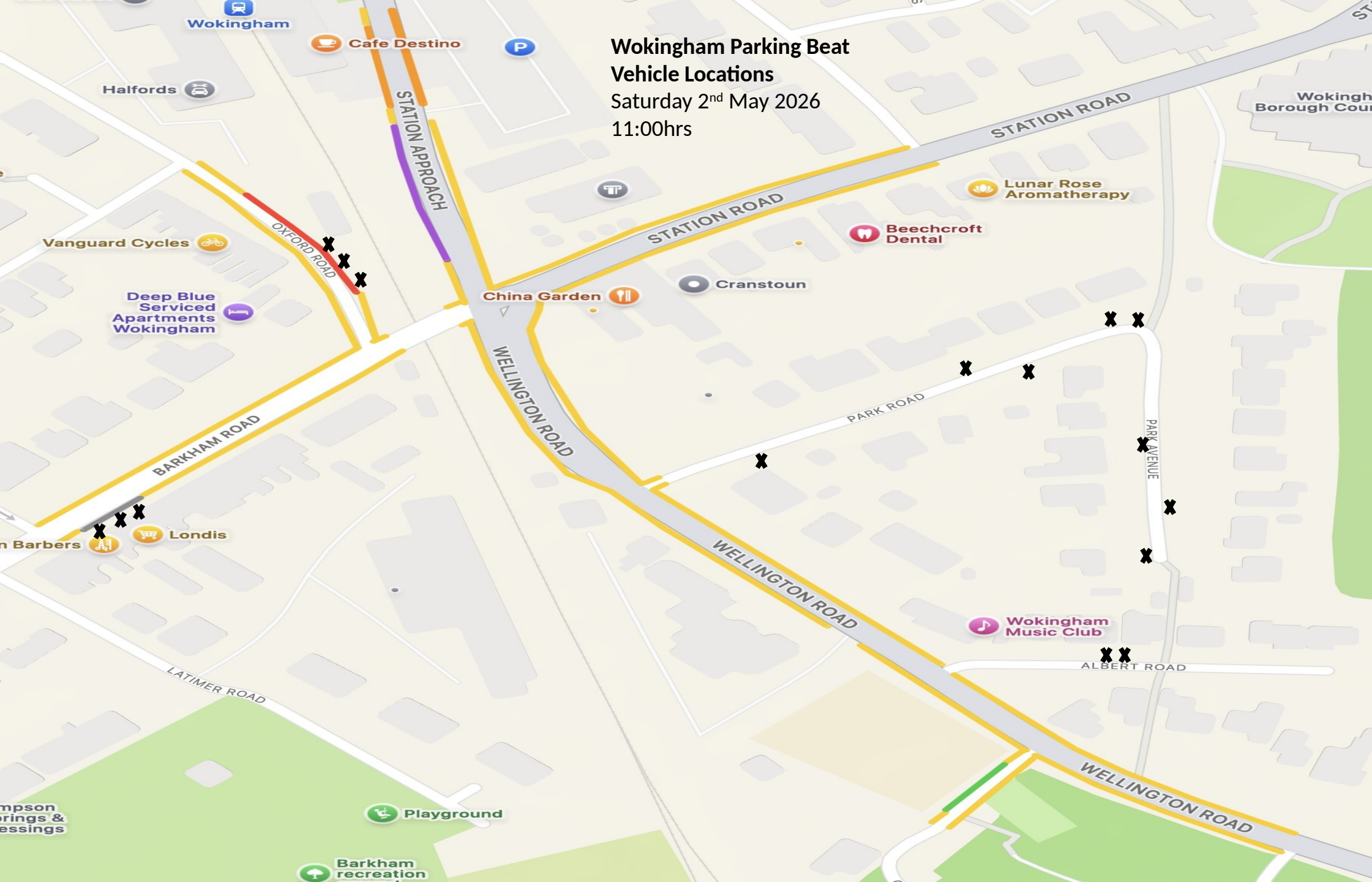
- White Zig Zag Lines
- Double Yellow Lines

X Vehicle Locations

North



Wokingham Parking Beat
Vehicle Locations
Saturday 2nd May 2026
11:00hrs



Restricted Parking

- Drop Zone
- Permit or Timed
- 30 Minute Parking
- 2 Hour Parking

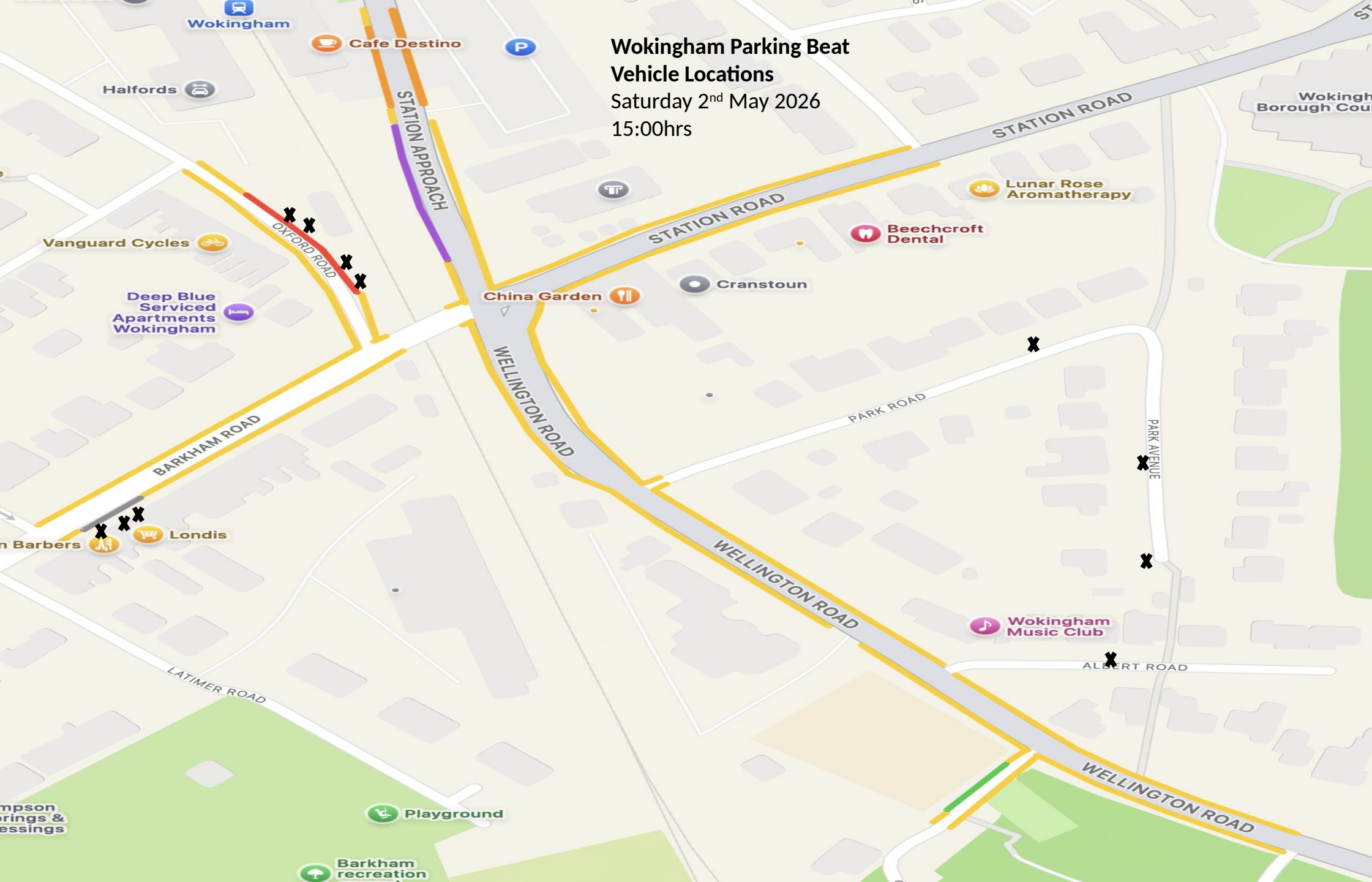
No Parking

- White Zig Zag Lines
- Double Yellow Lines

X Vehicle Locations



Wokingham Parking Beat
Vehicle Locations
Saturday 2nd May 2026
15:00hrs



Restricted Parking

- Drop Zone
- Permit or Timed
- 30 Minute Parking
- 2 Hour Parking

No Parking

- White Zig Zag Lines
- Double Yellow Lines

X Vehicle Locations



Wokingham Parking Beat
Vehicle Locations
Saturday 2nd May 2026
20:00hrs



Restricted Parking

- Drop Zone
- Permit or Timed
- 30 Minute Parking
- 2 Hour Parking

No Parking

- White Zig Zag Lines
- Double Yellow Lines

X Vehicle Locations

