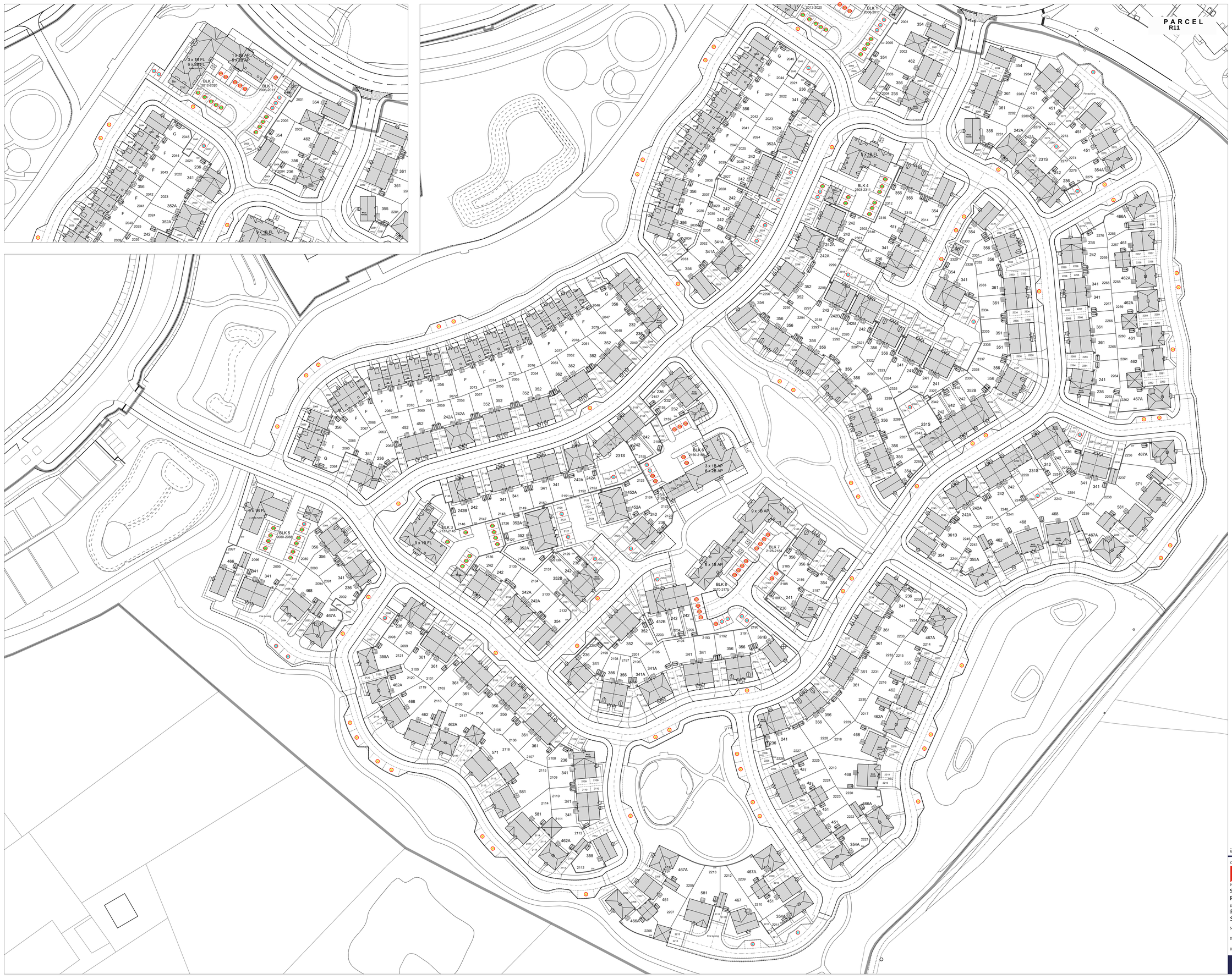


KEY

- ROADSIDE SPACE TO BE ADOPTED BY WOKINGHAM BOROUGH COUNCIL HIGHWAYS
- VISITOR / UNALLOCATED PARKING SPACE TO BE TRANSFERRED TO THE MANAGEMENT COMPANY
- PRIVATE PARKING SPACES WITHIN COURTYARDS TO BE TRANSFFERED TO THE RESPCTIVE OCCUPIER
- PRIVATE PARKING SPACES WITHIN COURTYARDS TO BE TRANSFFERED TO THE RP

PARKING APPRAISAL - EXTRACT FROM THE TRANSPORT STATEMENT

Parking Guidance

4.1. The parking provision for the site has been developed based on the standards contained within the WBC (2011a) Parking Standards Study Report and using the 'urban' classification within the WBC Car Parking Demand Calculator.

Vehicular Parking Strategy

4.2. When determining the level and type of parking throughout the development, consideration has been given to the housing types proposed, the location of the development site and car ownership levels within the area. A design led approach has been adopted which seeks to provide parking that is well integrated and complements, rather than dominates, the street scene.

4.3. The objective is to provide an adequate level of parking and importantly, to ensure that the spaces that are designed for parking are used for parking, and that inappropriate parking areas are not used. This approach will help to prevent problems typically associated with poorly thought-out developments, such as cars parked indiscriminately which obstruct pavements and restrict access along a street.

4.4. Most car owners like to be able to see their vehicles and / or to know that they are securely parked. On plot parking satisfies this strong desire. Acceptance of this means that parking has been designed to be provided within the curtilage of dwellings through the use of on-plot spaces where appropriate.

4.5. The on-plot parking provision has been supplemented by a small number of parking courts for the apartment blocks that are located and overlooked such that they are likely to be preferred to ad hoc on-street parking. In addition, the proposed layout allows for visitor parking, predominantly through the use of on-street parking bays. In this respect, care has been taken to ensure that on-street parking areas are designed so that they do not impinge on the operation of the street or footway.

MANAGEMENT COMPANY INCORPORATION, INTERIM AND PERPETUAL MANAGEMENT

In order to ensure that the development continues to be maintained in perpetuity, a Resident Management Company (RMCL) has been incorporated by Vistry Homes to take the responsibility for the maintenance and management of all unadopted communal areas/
items at the development, (including unadopted visitor bays), through the payment of an annual service charge.
Through their legal documents, each purchaser at the development (and their successors in title), become members of the management company and responsible for paying a fair proportion of all associated costs to maintain and manage the management Company areas defined in the legal documents.

Vistry Homes will be the initial Directors of the RMCL for the duration of the build, and as Directors of the RMCL, they have appointed RMG to undertake the management duties on the RMCL's behalf; those duties will commence once communal areas have been completed by Vistry Homes and handed over to RMG for maintenance.
Contractors will then be instructed and RMG will update the members and begin to invoice service charges to the to pay for the services.

A management agreement will be entered into with RMG, which is renewable on an annual basis.

At some point following the completion of the development, the freehold title of the managed areas and items will be transferred to the RMCL. RMG will be instructed to call an Extraordinary General Meeting of the members, for the purposes of resigning Vistry Homes Directors and appointing new Directors from the Members.

Once these appointments are made the members of the RMCL will then be in full control of the management company and will continue to be responsible to maintain and manage the managed areas and items in perpetuity. RMG will continue as managing agent on the terms of the existing agreement, which would be subject to annual renewal by the members on its expiry.

All service charges levied and collected are subject to the agreement of the Directors of the RMCL and are subject to all current regulation and legislation including the annual external certification of the accounts, which are also approved by the Directors.

PARKING MANAGEMENT AND MONITORING

The RMCL, through its appointed managing agent, will be responsible for the ongoing management and monitoring of parking within the development, including the unadopted visitor parking spaces and shared private drives.
The purpose of the management arrangements will be to ensure that parking spaces are used for their intended purpose and that parking or driving behaviour does not adversely affect the safe and convenient operation of the development or the adjoining public highway.

The managing agent will:
• monitor the use of parking spaces within the development, with particular regard to the appropriate use and availability of visitor parking spaces;
• investigate reported misuse of visitor parking spaces, including their regular or prolonged use for resident parking;
• monitor and respond to instances of inconsiderate or obstructive parking, including parking on shared drives, footways or other areas not designated for parking;
• investigate reports of parking or other vehicle-related activity which obstructs access along the shared drive or adversely affects access to or the operation of the public highway;
• have regard to reported displacement of parking from the development onto surrounding residential streets, where this is reasonably attributable to the development; and
• maintain an appropriate record of parking-related complaints and issues reported to the managing agent, together with any action taken.

Where persistent or recurring parking problems are identified, the managing agent, acting on behalf of the RMCL, will implement proportionate measures to address the issue. Such measures may include correspondence with residents, reminders of parking requirements, signage, visitor parking controls or, where reasonably necessary, the introduction of appropriate parking enforcement arrangements.
Residents will be informed through the development's management arrangements that visitor parking spaces are intended for use by visitors and that vehicles must not be parked in a manner which obstructs shared drives, pedestrian routes, access arrangements or the public highway. The effectiveness of the parking management arrangements will be kept under review by the managing agent and RMCL and may be amended where necessary to respond to identified parking issues, whilst maintaining the objectives of this Parking Management Strategy

DRAWING TO BE READ IN CONJUCTION WITH THE FOLLOWING:

P371-MIA-R11-XX-DR-C-3000 P2 Overall Conveyance

Rev.	Date	Description	Drawn	Checked

Client: KIER

Project: South Wokingham Phase R11

Drawing Title: Parking Management Strategy Layout

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AAP Architecture Ltd
Unit A, Monument Business Centre, Monument Way East, Woking, Surrey GU21 5LG
T 01483 727345 E projects@aap-arc.co.uk W aap-arc.co.uk

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