



ANTLER HOMES

**Land to the west of St Anne's Drive and south of London Road,
Wokingham, RG40 1PB**

Appeal Ref: APP/X0360/W/22/3297645

Parking Management Plan

Contents

1. Introduction

- a. Site Location**
- b. Planning Conditions**

2. Parking Provision

- a. Vehicular**
- b. Cycle**

3. Refuse Collection

- a. Plot Collections**
- b. Refuse Vehicle Access**

4. Management

- a. Car Parking Layout and Marking**
- b. Allocation of Spaces**
- c. Management of Parking Areas**
- d. Unauthorised Vehicles in Allocated Spaces**
- e. Vehicles parking outside of demarcated spaces**
- f. Inappropriate Parking**

1. Introduction

This planning permission seeks to construct 54 units (including 19 affordable homes) with associated access road from St Anne's Drive.

The approved layout is shown in **figure 1**.



Figure 1 – Site Layout

a. Site Location

- The site is located south of London Road, east of the Buckhurst Meadows SANG, and west of St Anne's Drive.
- Vehicular access to the site is from St. Anne's Drive.

b. Planning Condition

- This Parking Management Plan has been produced in support of the discharge of condition 32 (Parking Management Plan) appended to Appeal Ref: APP/X0360/W/22/3297645, approved 20th December 2022.
- Condition wording is as follows:
 - a. *"Prior to first occupation of development hereby permitted, a Parking Management Strategy for the management of the on-site parking shall have been submitted to and approved in writing by the Local Planning Authority. The approved Parking Management Strategy shall be implemented prior to the first occupation of the development hereby permitted and the management of the parking within the site shall be in accordance with the Parking Management Strategy thereafter."*

2. Parking Provision

a. Vehicular

- This proposal includes 145 vehicle parking spaces, show within **figure 2** below.

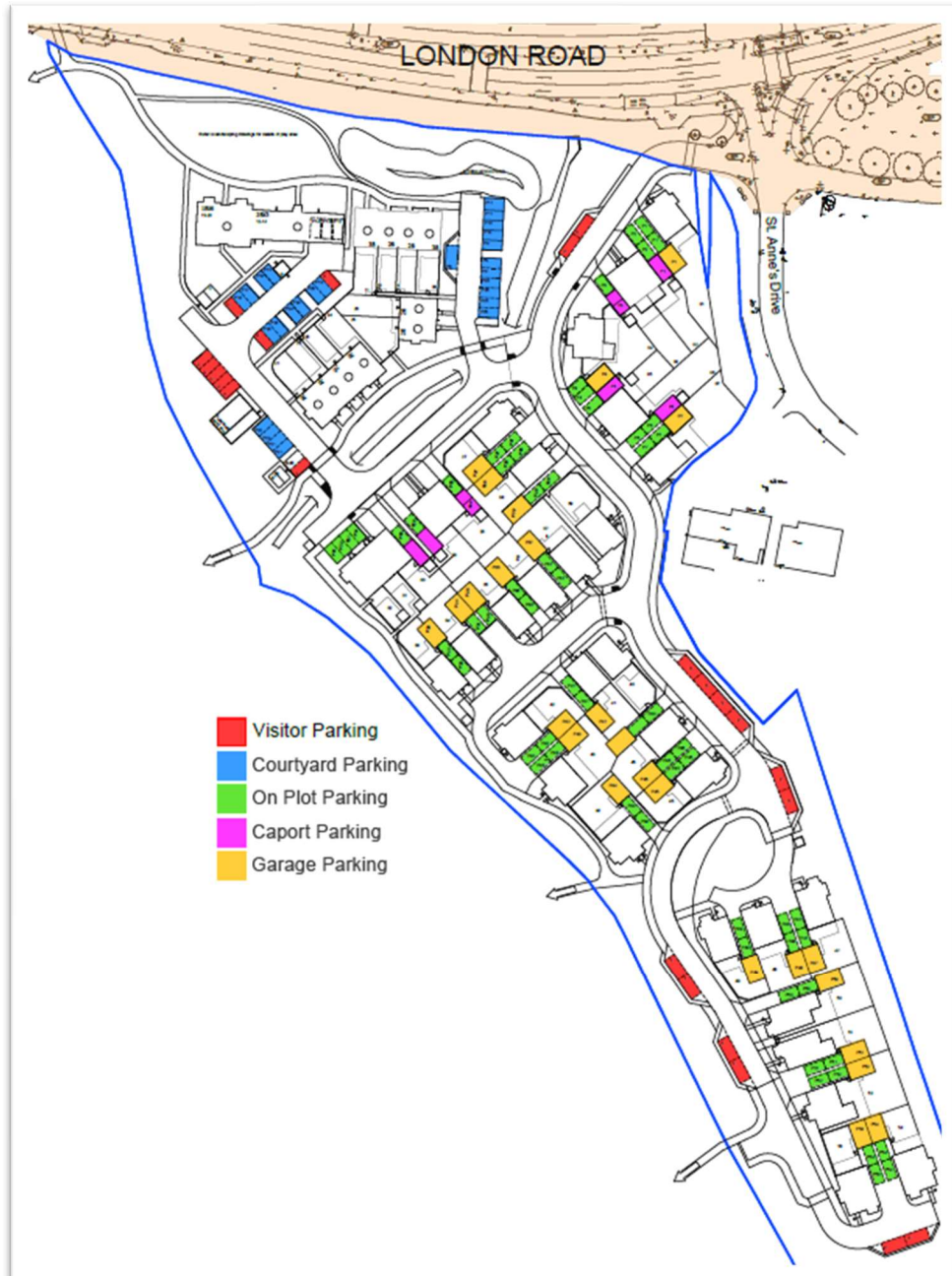


Figure 2 – Parking Plan

- The proposal includes:
 - 7 Carports
 - 26 Single Garage Parking Spots
 - 63 On Plot Parking

- d. 26 Courtyard Parking
- e. 23 Visitor Parking Bays

b. Cycle

- Covered and secure cycle parking will be provided within the development in accordance with the Council's parking standards which require a two cycle parking allocation for dwellings with 4-5 habitable rooms and three cycle allocation for dwellings with 6+ habitable rooms.
- Planning condition 28 of Appeal Ref: APP/X0360/W/22/3297645 ensures that details of this provision will be provided to the Council.

3. Refuse Collection

a. Plot Collections

- The residential bin stores are located on plot with collections taking the form of kerbside collection. Bin collection points have been omitted in accordance with council guidelines.

b. Refuse Vehicle Access

- Refuse collection vehicles will enter the site and be able to turn in the dedicated turning areas so they can enter and leave the site in forward gear.
- It is essential that parked cars do not obstruct these turning areas. This will be discussed further in the following section.

4. Management

a. Car Park Layout / Marking

- The Parking Layout Plan (Figure 2) will form the basis of the way the parking at the site will function.
- All parking spaces within the communal areas of the site will be identified by appropriate signage to identify allocated, unallocated and visitor parking spaces. In the transfers to new plot purchasers, it will be made clear how these spaces are intended to operate [see section 2 above] and how they will be identified.
- Refuse turning areas will also be clearly signed along the lines of 'Refuse vehicles turning – keep clear'. Yellow lining the turning heads is not enforceable given the road is unadopted, so this approach is not suggested.

b. Allocation of Spaces

- Parking spaces will be allocated in accordance with the approved Parking Layout Plan and the approved version of this document.

c. Management of Parking Areas

- For parking to operate effectively at the site, it must be monitored and enforced.
- In addition to the information contained in the transfers as to the location and operation of parking at the site, it will require residents to adhere to the sites' parking management rules and procedures [i.e. this document].
- This will be enforced by Antler Homes and the Management Company depending on the nature of the issue.
- It is anticipated that a warning will be issued in the first instance in relation to any infringements with the option of financial penalties if these persist.

d. Unauthorised vehicles in allocated / unallocated / visitor spaces

- Resident vehicles will only be permitted to use dedicated residents' spaces in the manner described above.
- Where parking occurs outside of these rules a formal warning will be given.
- In the event of repeat offenses financial penalties may be imposed.

e. Vehicles parking outside of demarcated spaces

- Vehicles are not to park informally outside of demarcated spaces [i.e. bumped up on kerbs or occupying space required for refuse vehicles to turn]. Over time this will damage the site's infrastructure and reduce the intended operation of the site as such will be rigorously enforced.
- Should persistent breaches occur which obstruct any access points, other parking spaces, or the manoeuvring of emergency or refuse vehicles, then removal procedures may be enacted.

f. Inappropriate Parking

- All vehicles will be required to park entirely within the demarcated parking spaces.