



Planning Department
Wokingham Borough Council
Civic Offices,
Shute End,
Wokingham
RG40 1BN

Date 22nd April 2025

Dear Sir or Madam,

**Land to the west of Trowes Lane, Swallowfield, Wokingham – App No 202845
Application to clear condition no. 12 – Parking Management Strategy**

This letter is to enable clearance of Condition 12, as it covers how the on-site parking will be duly managed.

A Management Company has been formed called "Trowes Lane (Swallowfield) Management Limited", company registration number 12440128. The Management Company will ensure, in perpetuity, the ongoing management and maintenance of all communal parts of the development. Full control of the Management Company will be passed to the future residents of the development once the development has been completed.

We have attached the parking strategy site plan reference 18-1019-008-D shows each property has allocated parking spaces within their plot curtilage in accordance with WBC parking requirements. Additional unallocated and visitor parking spaces are provided on land that will be controlled by the Management Company.

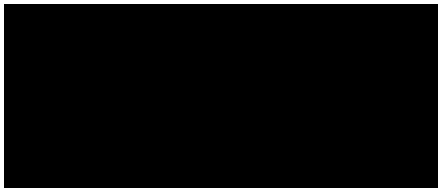
The Transfer document for each property contains a restrictive covenant giving all residents of the estate the non-exclusive right to park authorised vehicles on the unallocated and visitor parking spaces for bona fide visitors only.

As is common with developments of this size the Management Company will be responsible for the supervision of the unallocated and visitor parking spaces and will monitor their use. Should parking by non-bona fide visitors occur on a regular basis, for example residents parking their own vehicles in the visitor spaces rather than their allocated parking spaces, then the Management Company will, if proportionate and necessary, have the authority and ability to take enforcement action.

Each property within the estate, whether open market or affordable, is provided with their own Electric Vehicle Charging Point adjacent to their allocated parking spaces. Public EV Chargers have not been supplied and it is not anticipated that residents would want to provide these within the communal parts of the estate. However, if this is something that is requested then it would be normal for the Management Company to appoint a third-party contractor to install, bill and maintain any additional EV Chargers so that the associated costs only apply to those who use the chargers and not everyone living on the estate.

We trust that this is acceptable to clear this condition but please contact us if you require any additional information.

Yours sincerely, for
Cove Construction Ltd.



Kevin Miller
Technical Co-ordinator