



CAR PARKING POLICY – 2025 (Amended)

Preamble to the 2025 Revision:

The 2020 policy has been updated to take account of the increased requirements for safe parking of larger vehicles such as vans. Following a number of near misses (risk to pedestrians crossing the car park from the bin stores and vehicles exiting parking bays next to vans and high sided vehicles in the main car park) from through traffic and because of a lack of compliance with the parking policy by a minority of residents, directors believed an amendment was due. Clarification is given for the parking bays for larger vehicles that are considered least risky to pedestrians and other vehicles being parked in the communal car parks. The directors are currently considering installations of speed humps to reduce the speed of traffic through the car park.

Background

Since the conversion of the hospital 25 years ago, the numbers, sizes and types of vehicles using the parking areas has changed considerably. Over time, there have been several complaints and informal comments about the lack of capacity in both car parks and the impact of loss of visibility caused by vehicles extending beyond the parking bay markings. Shrubbery has also been damaged by longer vehicles being consistently pushed against foliage.

Extra-long/large Vehicles:

Following complaints about several “near misses” in the main car park caused by reduced visibility from overly long or high-sided, vehicles and a reduced turning space, the board initiated a “zoning” trial in 2020. The owners of longer/larger vehicles were required to support this accident prevention initiative and park their vehicles in designated areas. This policy was designed as an accident prevention measure that will reduce the adverse impact longer vehicles were having on reduced visibility and turning space for other car park users. And as such is enforceable under the terms of the lease.

In the past 5 years since the car parking policy was drawn up, there has been a significant increase in the number of vans owned by residents. On average there are 12 and as many as 17 vans being parked in the car parks and directors aim to manage this in as safe a way as possible for other drivers and pedestrians. It is noted that the lease allows for the parking of private motor vehicles only. Our car parks were not designed to accommodate larger vehicles and so many trades vehicles, but the directors aim, rather than to strictly enforce the lease and disallow vans used for residents’ business activities, is to facilitate residents’ day to day activities as best we can as needs and ways of living and demographics of residents have clearly changed over time.

WLM do not operate a system of designated parking space for individual flat owners, and this continues to be the case. Designated specific areas are to be used by overly longer vehicles



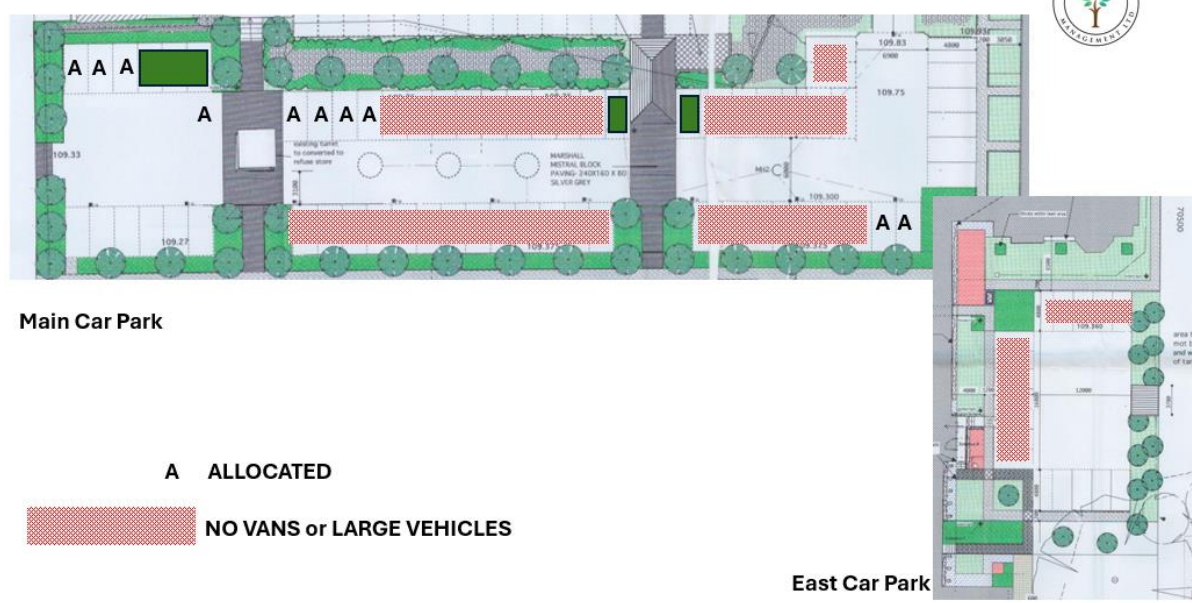
on a first come, first served basis and there are no plans to operate a system of appointing designated parking bays to specific flats. The zoning of larger vehicles has worked well most of the time apart from a few residents who refuse to cooperate. This policy is amended to offer clarity to all residents regarding the parking bays the directors aim to restrict parking of larger/taller vehicles. Please see the schematic below. A larger version is appended.

In summary parking of vans is not permitted in the main car park between the 2 bin stores. apart from the 4 allocated parking bays (A) where there is a lower risk of poor visibility of through traffic.

Certain parking bays have been allocated (A) to resident van/motorhome drivers regularly using the car park. Other residents are not permitted to park in these spaces. The parking bays will be restricted to other drivers by the placement of collapsible parking bollards.

Rationale: This is the narrowest part of the car park and suffers reduced turning space and visibility for pedestrians using the bins stores of through traffic. There is an increase in the number of pedestrians in this part of the car park because of the locations of the bin stores. Drivers of vehicles parked next to vans also suffer reduced visibility of through traffic and several near misses have occurred when vehicles are exiting parking bays into the path of through traffic.

Van Parking Restrictions – Car Parking Policy 2025



Parking of vans is restricted in the eastern end of the main car park near to the ramp as indicated.



Rationale: to protect shrubbery and line of sight of through traffic for pedestrians crossing the car park. 2 allocated (A) spaces have been designated where this does not interfere with visibility of through traffic.

Parking of vans is restricted in the East Car Park (gym facing) adjacent to the building as larger vehicles tend to be parked overhanging the path thereby restricting pedestrian access (especially when pushing wheelchairs or pushchairs). This is hazardous especially at night. There is once space designated as a “longer vehicle” space on the building side of the car park and this can be reserved for visiting vehicles if 24 hours’ notice is given to TempleHill and the visiting driver will be given appropriate instructions regarding positioning of their vehicle.

Any vehicles, including vans, may be parked in bays not marked on the illustration with red hatching subject to the vehicle being parked within the confines of the parking bay lines.

Motorbike Anchors:

An additional security anchor for a motorbike has been installed in the main car park near the tower. There is one also in the East Car Park (facing the gym).

Space consideration is requested by drivers of motorbikes/scooters. Directors encourage owners of these vehicles to share parking bays to maximise capacity especially at busy times.

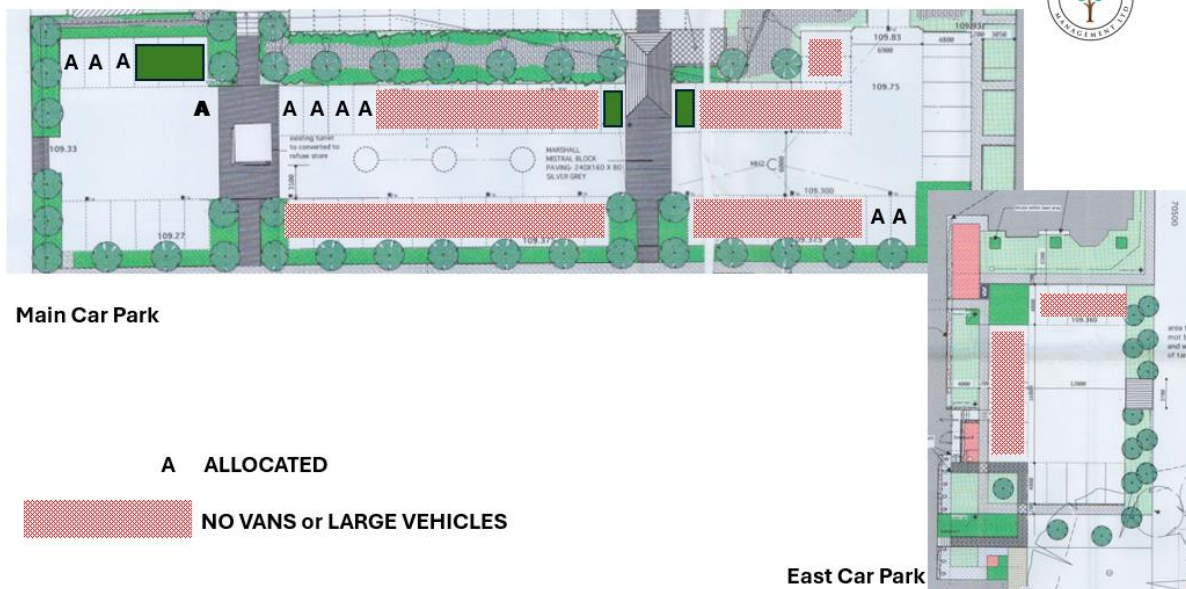
Statutory Off-Road Notice (SORN):

Storage of vehicles not routinely used, in the car parking areas will no longer be permitted. All vehicles parked in the car park must be fully insured, taxed and roadworthy.

Capacity:



Van Parking Restrictions – Car Parking Policy 2025



There is currently sufficient capacity in the car parks for the current numbers of residents. This will continue to be reviewed on an ongoing basis.

However, all residents are reminded be mindful that the car parks are occasionally tight for space and would ask that everyone does their best to park within the marked bays, so that best use of the spaces can be made.

All owners are responsible for their visitors' compliance with this policy. Owners who sublet their properties are reminded they are responsible for their tenants' and their tenants' visitors compliance with this car parking policy and for informing new or prospective tenants of these parking restrictions.

Please inform Temple Hill if you're unable to find a parking space anywhere in either car park and this will be taken into account during future reviews.

This policy applies to all residents and their visitors. Lessees are responsible for ensuring their visitors and tenants comply with this policy.

On behalf of the WLM Board,

Linda Ambrose

Director,
Feb 2025

Woodlanders Management Ltd



APPENDIX 1: Car parking schematic 2025 showing restricted parking bays for larger vehicles such as vans

Van Parking Restrictions – Car Parking Policy 2025

