



transport planning

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Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Date: 11 July 2024
Reference: The Lawns, Old Bath Road, Sonning

Dear Gordon,

We are writing to you with respect to the approved development of 57 residential flats on land located to the south of Old Bath Road, Sonning, Wokingham. An Outline planning application (**ref: 220663**) was submitted to Wokingham Borough Council (WBC) on the 2nd March 2022 for:

"57 dwellings suitable for older persons accommodation (Use Class C3) with consideration of means of access, layout and scale to be determined. Following the demolition of existing dwellings."

The application was subsequently approved on the 12th May 2023.

This letter has been prepared to support a Section 73 (S73) application which seeks to vary the proposed tenure and number of car parking spaces proposed on-site. The Outline permission (**ref: 220663**) has approval for the development of 57 older persons residential units and 64 car parking spaces, with access via Old Bath Road.

This S73 application seeks to vary the proposed tenure and number of car parking spaces for the approved development to 57 residential units (with no age restriction) with 80 associated car parking spaces. Apart from the number of car parking spaces, no other highway matters will change from the Outline permission. The proposed site layout plan is appended to this letter.

Site History and Letter Purpose

The site benefits from the Outline permission for 57 older persons accommodation units. Through the Outline permission, a review of WBC's parking policy revealed that adopted standards do not differentiate between different types of privately owned flats, such as older persons flats or non-age-restricted flats. As such, to justify the level of parking proposed, car ownership data for schemes of a similar tenure was obtained and reviewed, with a similar parking/unit ratio applied to the now approved development. This approach was agreed with WBC as part of the consultation with the highways officer.

Notwithstanding the above, as this S73 application seeks to vary the tenure sought to 57 residential

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units, none of which will be age-restricted. As such, the required level of parking for 57 dwellings with no specific restrictions applied can be assessed against WBC's parking policy for residential developments, to ensure that the development conforms with Local policy.

Car Parking Provision

WBC utilise a Parking Demand Calculator to help assess the level of car parking required for residential development based on the property type and number of habitable rooms. The Parking Demand Calculator utilises a zonal approach to parking whereby different standards apply, with the site located within the "Town and Fringe" zone.

As part of the S73 planning application, the development seeks to provide 57 privately owned residential units in the form of 1-3 bedroom flats, split between 3 blocks on site. This development quantum has input into WBC's Parking Demand Calculator, and would require the following level of parking to adhere to WBC standards:

- Allocated Spaces: 57;
- Unallocated Spaces: 23;
- Total: 80.

The full results of the Parking Demand Calculator are appended to this letter.

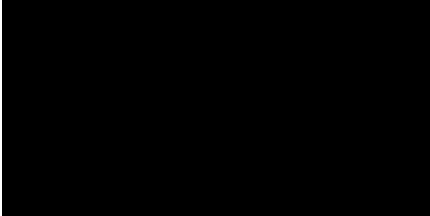
As shown on the proposed site layout plan, the new site layout is seeking to provide a policy-compliant 80 parking spaces, inclusive of 23 visitor spaces and 10 disabled bays. Furthermore, all blue badge bays will be fitted with Electric Vehicle charging capabilities, at a provision of 13% of the total number of bays provided.

Summary and Conclusions

This letter has been prepared to support an S73 application seeking to vary the proposed tenure and number of parking spaces sought through the Outline permission ([ref: 220663](#)). The proposals are for the development of 57 residential units with 80 parking spaces, split between 57 allocated and 23 unallocated spaces. The WBC's Parking Demand Calculator has been utilised to inform the level of parking required at the site and confirms the updated proposals are policy compliant for a change of tenure for the proposals, with the layout of the parking spaces demonstrated on the site layout plan. No other highway-related changes are proposed as part of this S73 application.

On the above basis, the changes to the highway compared to the Outline permission at the site have been addressed, and therefore there are no highways or transportation matters which should result in grounds for planning refusal.

Kind regards,



Miguel Moya BA(Hons) MCIHT
Senior Transport Planner

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Revision	Date	By	Chk
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All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings and specifications should be read in conjunction with the Health and Safety Plan; all conflicts should be reported to the appointed Principal Designer.

Arlington Retirement Lifestyles

Retirement Apartments

The Lawns, Old Bath Road, Sonning

Sheet Name: Proposed Ground Floor Plan

Purpose of issue: Planning

Status: St

Date: 29.06.20

Checked by: AM

Drawn by: AM

Scale @ A1:

1:500

Project No: 8399

Revision: *

Drawing No :

SK110

