
Arborfield District Centre NMA: Parking Review

Ref: TH/HC/ITL210433-002A TN Parking Review
Date: 4 March 2026

SECTION 1 Introduction

1.1 Overview

- 1.1.1 This note has been prepared on behalf of the applicant, Taylor Wimpey, in support of a non-material amendment (NMA) application in connection with the Eastern Residential Parcel and Parcel RE of the Arborfield District Centre.
- 1.1.2 This NMA relates to the proposed alterations to the quantum of bedrooms provided at a small number of units in the Eastern Residential Parcel and Parcel RE of the Arborfield District Centre.
- 1.1.3 The note provides a parking review undertaken to determine the appropriate level of parking provision for the development, with particular consideration to:
- The impact of changing 15no. units from 3-beds + study to 4-beds on overall parking demand.
- 1.1.4 However, the number of habitable rooms provided at these 15no. units will not change as a result of the NMA.
- 1.1.5 The proposed site layout (drawing reference: P25-1107_DE-K-01 Site Layout) is attached at **Appendix A**.

1.2 Planning History

- 1.2.1 Outline permission (Outline application reference: O/2014/2280) was granted permission in 2015 for the redevelopment of Arborfield Garrison and adjoining land which includes for a new District Centre. A Reserved Matters (RM) application, pursuant to the outline application for the mixed-use District Centre, including 206 dwellings, was granted in 2023 (Reserved Matters application reference: 230872). These permissions were granted under the previous land owner, Crest Nicholson.

1.2.2 Since the Outline and RM consents, the site has been exchanged to the Applicant. The following NMA applications have been submitted by Taylor Wimpey:

- NMA application reference: 252225, granted permission in October 2025:

“Application for non-material amendment to planning consent 230872 to allow revisions to the drawings for the proposed parking spaces, window heights and layout adjustments”.

- NMA application reference: 260099, granted permission in February 2026:

“Application for non-material amendment to planning consent 230872 for updates to the alignment and location of some dwellings fronting the spine road and the re-orientation of Plots 190 and 191; updates to materials and elevational details for some dwellings, and updates to the internal layouts of some dwellings”.

1.2.3 As such, the precedent for minor changes to the Outline and RM consents which reflect the change in land ownership and ultimately, feasibility of scheme delivery, has recently been established.

SECTION 2 Parking Review

2.1 Consented Scheme

2.1.1 The consented scheme (NMA application reference: 260099) comprises a total of 194 parking spaces for the 82-unit Eastern Residential Parcel and Parcel RE residential development, as detailed in the site layout (drawing reference: P25-1107_DE-J-01 Site Layout) (**Appendix B**), with the following parking mix:

- 188 allocated parking spaces, 33 of which are garages.
- 6 unallocated / visitor parking spaces.

2.1.2 The Wokingham Borough Council (WBC) Parking Demand Calculator output for the consented scheme is provided at **Appendix C**, and details a total parking demand of 219 parking spaces, with the following parking mix:

- 172 allocated parking spaces.
- 47 unallocated parking spaces.

2.1.3 The number of parking spaces provided at the Eastern Residential Parcel and Parcel RE is slightly below the WBC Parking Calculator figure (c.89%), but this principle has previously been approved by WBC Highways as part of the original RM approval.

2.2 Proposed Scheme

- 2.2.1 The proposed site layout does not include any changes to the unit numbers (82) or parking provision proposed (194 spaces) at the Eastern Residential Parcel and Parcel RE and will therefore provide:
- 188 allocated parking spaces, 33 of which are garages.
 - 6 unallocated / visitor parking spaces.
- 2.2.2 The proposal will result in a slight revision to the schedule of accommodation of 15no. units from 3-beds + study to 4-beds. However, will not result in a change in habitable rooms provided under the consented scheme (NMA application reference: 260099). Therefore, the parking demand demonstrated for the consented scheme (**Appendix C**) is applicable to the proposed layout, with no net change in parking demand.
- 2.2.3 As such, the number of parking spaces provided at the Eastern Residential Parcel and Parcel RE is still slightly below the WBC Parking Calculator figure (c.89%), but this principle has previously been approved by WBC Highways as part of the original RM and recent NMA approval.
- 2.2.4 The principle of shared parking in the District Centre is embedded within the approved District Centre brief and Outline consent. Furthermore, the shortfall of unallocated parking provision has previously been accepted by WBC Highways and is implicit in the RM consent. A total of c.170 visitor parking spaces are provided across the District Centre, and it is expected that the parking areas across the District Centre will be more than sufficient to accommodate the level of visitor parking demand.

SECTION 3 Summary and Conclusion

3.1 Summary

- 3.1.1 The number of dwellings (82), habitable rooms and parking spaces (194) provided at the Eastern Residential Parcel and Parcel RE of the Arborfield District Centre will not change as a result of the proposals.
- 3.1.2 The parking demand demonstrated for the consented scheme is therefore applicable to the proposed layout, with no net change in parking demand.
- 3.1.3 The parking provision will be slightly below the WBC Parking Calculator figure (219), but this principle has previously been accepted by WBC Highways as part of the original RM (Reserved Matters application reference: 230872) and recent NMA (NMA application reference: 260099) approval.

3.2 Conclusion

- 3.2.1 Therefore, the parking review demonstrates the amendment to the schedule of accommodation with 15no. units changing from 3-beds + study to 4-beds units continues to align with parking principles previously accepted by WBC Highways and would not result in an unacceptable impact on highway safety.

APPENDIX A. PROPOSED SITE LAYOUT (P25-
1107_DE-K-01 SITE LAYOUT)



House Type Schedule - Arborfields DC				
Western Residential Parcel				
Open Mix Housetype	No's	Beds	Persons	Storeys
Detached	4	2	3	2
Semi-detached	6	3	4	2
End terrace	2	3	4	2
Chesham	4	3	4	2
Chesham Special	1	4	7	2.5
Flay	5	3	4	2
Hodham	11	3	5	3
Affordable Housetype	No's	Beds	Persons	Storeys
Detached	1	2	3	2
APT 1 - 2Bv1	3	2	4	3
APT 1 - 2Bv2	3	2	4	3
APT 1 - 2Bv3	3	2	4	3
Total Open Units	33			
Total Affordable Units	10			
Total Units	43			
Central Zone				
Open Mix Housetype	No's	Beds	Persons	Storeys
Apt 3 2B v1	4	2	3	4
Apt 3 2B v2	3	2	4	4
Apt 3 2B v3	7	2	4	4
Apt 3 2B v4	3	2	4	4
Apt 3 2B v5	3	2	4	4
Apt 5 1B	6	1	2	3
APT 5 1B	4	1	2	3
Apt 6R 2B v1	3	2	4	3
Apt 6R 2B v2	3	2	4	3
Apt 6R 2B v3	4	2	4	3
Apt 6R 2B v4	3	2	4	3
Apt 6R 2B v5	4	2	4	3
Apt 6R 2B v6	2	2	4	3
Apt 6R 2B v7	3	2	4	3
Apt 6R 2B v8	2	2	4	3
Affordable Housetype	No's	Beds	Persons	Storeys
Apt 2 2B	6	2	3	3
Apt 6R 3 1B	2	1	2	3
Apt 6R 3 2B v1	2	2	4	3
Apt 6R 3 2B v2	2	2	4	3
Specialist Housing 1B V1	2	1	2	3
Specialist Housing 1B V2	1	1	2	3
Specialist Housing 1B V3	1	1	2	3
Specialist Housing 2B V1	4	2	3	3
Specialist Housing 2B V2	2	2	3	3
Specialist Housing 2B V3	2	2	3	3
Total Open Units	57			
Total Affordable Units	24			
Total Units	81			
Eastern Residential Parcel				
Open Mix Housetype	No's	Beds	Persons	Storeys
APT 4 - 1Bv1	6	1	2	3
APT 4 - 1Bv2	3	1	2	3
Eynsford	4	3	4	2
Aynesdale	2	3	5	2.5
Tipton	6	4	5	2
Blithead	6	4	5	2
Plumdale	1	4	6	2
Rainford	1	4	7	2
Brilbury	7	4	5	3
Aireton	1	5	6	2.5
Total Open Units	37			
Total Affordable Units	37			
Total Units	74			
Parcel RE				
Open Mix Housetype	No's	Beds	Persons	Storeys
Eynsford	12	3	4	2
Tipton	4	3	5	2
Aynesdale	4	3	5	2
Tipton	2	4	5	2.5
Blithead	5	4	5	2
Plumdale	2	4	6	2
Rainford	5	4	7	2
Thirford	1	5	6	2
Aireton	3	5	6	2.5
Affordable Housetype	No's	Beds	Persons	Storeys
APT 3B 1M(2)	2	2	3	2
APT 3B 1M(2)	4	3	4	2
APT 4B 1M(2)	1	4	5	2
Total Open Units	38			
Total Affordable Units	7			
Total Units	45			
Full Total Open Units	165			
Full Total Affordable Units	41			
Full Total Units	206			

APPENDIX B. CONSENTED SITE LAYOUT (P25-
1107_DE-J-01 SITE LAYOUT)



House Type Schedule - Arborfields DC					
Western Residential Parcel					
Open Mix Housetype	No's	Beds	Persons	Storeys	
Donner	4	2	3	2	
Rodgrave	6	3	4	2	
Evesham	2	3	4	2	
Chesham	4	3	4	2	
Chesham Special	1	4	7	2.5	
Foley	5	3	4	2	
Heatham	11	3	5	3	
Affordable Housetype	No's	Beds	Persons	Storeys	
Donner DT	1	2	3	2	
APT 1 - 2Bv1	3	2	4	3	
APT 1 - 2Bv2	3	2	4	3	
APT 1 - 2Bv3	3	2	4	3	
Total Open Units	33				
Total Affordable Units	10				
Total Units	43				
Central Zone					
Open Mix Housetype	No's	Beds	Persons	Storeys	
Apt 3 2B v1	4	2	3	4	
Apt 3 2B v2	3	2	4	4	
Apt 3 2B v3	7	2	4	4	
Apt 3 2B v4	3	2	4	4	
Apt 3 2B v5	3	2	4	4	
Apt 5 1B	6	1	2	3	
APT 5 1B	4	1	2	3	
Apt 6R 2B v1	3	2	4	3	
Apt 6R 2B v2	3	2	4	3	
Apt 6R 2B v3	4	2	4	3	
Apt 6R2 2B v1	3	2	4	3	
Apt 6R2 2B v2	3	2	4	3	
Apt 6R2 2B v3	4	2	4	3	
Apt 6R4 2B v1	2	2	4	3	
Apt 6R4 2B v2	3	2	4	3	
Apt 6R4 2B v3	2	2	4	3	
Affordable Housetype	No's	Beds	Persons	Storeys	
Apt 2 2B	6	2	3	3	
Apt 6R3 1B	2	1	2	3	
Apt 6R3 2B v1	2	2	4	3	
Apt 6R3 2B v2	2	2	4	3	
Specialist Housing 1B V1	2	1	2	3	
Specialist Housing 1B V2	1	1	2	3	
Specialist Housing 1B V3	1	1	2	3	
Specialist Housing 2B V1	4	2	3	3	
Specialist Housing 2B V2	2	2	3	3	
Specialist Housing 2 V3	2	2	3	3	
Total Open Units	57				
Total Affordable Units	24				
Total Units	81				
Eastern Residential Parcel					
Open Mix Housetype	No's	Beds	Persons	Storeys	
APT 4 - 1Bv1	6	1	2	3	
APT 4 - 1Bv2	3	1	2	3	
Eynsford	4	3	4	2	
Aynsedale	2	3	4	2.5	
Telford	6	4	5	2	
Blithedale	1	4	6	2	
Plumdale	1	4	6	2	
Righford	1	4	7	2	
Brilbury	7	3	5	3	
Aireton	1	5	8	2.5	
Total Open Units	37				
Total Affordable Units	37				
Total Units	74				
Parcel RE					
Open Mix Housetype	No's	Beds	Persons	Storeys	
Eynsford	12	3	4	2	
Telford	4	3	5	2	
Aynsedale	4	3	5	2	
Telford	2	3	4	2.5	
Blithedale	5	4	5	2	
Plumdale	2	4	6	2	
Righford	5	4	7	2	
Thirford	1	5	8	2	
Aireton	3	5	8	2.5	
Affordable Housetype	No's	Beds	Persons	Storeys	
APR 2B IM(2)	2	2	3	2	
APR 3B IM(2)	4	3	4	2	
APR 4B IM(2)	1	4	5	2	
Total Open Units	38				
Total Affordable Units	7				
Total Units	45				
Full Total Open Units	165				
Full Total Affordable Units	41				
Full Total Units	206				

APPENDIX C. WBC CALCULATOR OUTPUT



PARKING DEMAND CALCULATION SHEET

Search your development location area by postcode

RG2 9ZF

enter postcode with no spaces (e.g. RG40 1BN as RG401BN) and click on "find postcode"

Find Postcode

Total number of properties	82
Total allocated spaces	172
Total unallocated spaces	47

Select your development location from a map

Access Map

click "access map" and click on where your development is located

Development location

urban

Reset Sheet

Development composition

Property type	Tenure	no. habitable rooms	no. allocated spaces per property, excluding garages	Total number of properties	Total number of garages for property type	unallocated spaces (including visitor parking and 50% for garages)	allocated spaces (including 50% garages)
House or flat (choose from drop down list)	Owned or rented/shared (choose from drop down list)	1 to 4+ (choose from drop down list)	0-2				
Choose from drop down lists				Enter below			
Flat	owned	2	1	9	0	3.6	9.0
House	owned	6	2	41	8	16.3	86.0
House	owned	8	2	20	20	20.0	50.0
House	owned	8	2	5	5	5.0	12.5
House	shared/rental	4	2	2	0	0.4	4.0
House	shared/rental	6	2	4	0	1.2	8.0
House	shared/rental	8	2	1	0	0.6	2.0