

Layout - Housing Tenure

The layout to the right depicts the tenure of the proposed development. All dwellings at Bridge Farm comply with the Nationally Described Space Standards and Building Regulations Part M4(1). In addition, all dwellings have internal layouts which comply with Building Regulations Part M4(2).

The affordable housing provision is in accordance with the signed Section 106 agreement which was produced as part of the Outline Approval (Ref - 212720).

Full details of the affordable housing provision can be found on the Affordable Housing Layout (DES-703-105) which accompanies this application.

The table below sets out the affordable housing provision and splits.

Drawing Key

Private - Market Housing

Affordable - Shared Ownership

Affordable - First Homes

Affordable - Rented

	Bed No's	Typology	No Of	Total	Total (%)
Shared Ownership	3 Bed	House	3	4	5%
	4 Bed	House	1		
Affordable Rented	1 Bed	Apartment	8	56	70%
	2 Bed	House	24		
	3 Bed	House	13		
	4 Bed	House	11		
First Homes	1 Bed	Apartment	8	20	25%
	2 Bed	Maisonette	12		
			80		



Layout - Parking Provision

The proposed scheme includes a total of 445.5 parking spaces, taking into account that each garage is calculated as half a space in line with local guidelines.

This provision also includes 40 evenly distributed visitor spaces. Parking calculations follow Wokingham's standards, counting each allocated parking space, carport, visitor space, and single space in a double garage, with a single garage calculated as half a space. The accompanying Wokingham Parking Calculator identifies a requirement for 381 allocated spaces and 58 unallocated spaces. In response, the scheme provides 405.5 allocated and 40 unallocated spaces, creating an over-provision of 6.5 spaces to ensure ample parking for residents and visitors.

The majority of driveways are designed to meet Wokingham's 3.1m width requirement, with any exceptions clearly indicated on the submitted Highways Plan (DES-703-109-1).

All parking spaces will include electric vehicle charging points, and each dwelling is equipped with either a cycle store for two bicycles or storage space within a double garage. Additionally, visitor cycle parking is available for apartment buildings, supporting sustainable and flexible travel options across the site.

Full details are shown on the submitted Parking Layout (DES-703-106-1).

Drawing Key

-  Allocated Parking Space (302 No)
-  Allocated Car Port (68 No)
-  Allocated Single Garage (25 No)
-  Allocated Double Garage (23 No)
-  Visitor Parking Space
-  Electric Vehicle Charging Point
-  Individual Cycle Store (2 Cycles)
-  Visitor Cycle Space (2 Cycles)
-  Communal Cycle Store

