

Date: 19 August 2024
Application: 242098



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

PN Class MA Commercial to Resi Consultation

Application Number: 242098

Applicant: C/O Agent

Site Address: Pinewood Campus, Nine Mile Ride, Wokingham, Berkshire, RG40 3EW

Parish: Wokingham Without

Grid Reference: Easting - 483643, Northing - 165881

Type of Development:

Proposal: Prior approval submission for proposed change of use of the commercial building to 109 no. dwellings.

Case Officer: Joanna Carter

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 242098. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Gordon Adam Development Control		
Service	WBC Highways	App No:	242098
Address:	Pinewood Campus, Nine Mile Ride, Wokingham, Berkshire, RG40 3EW.		
Proposal:	Prior approval submission for proposed change of use of the commercial building to 109 no. dwellings.		
Type of Development:			
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
 No objection
☐ No objection subject to conditions (and reasons) **stated below**
☒ Request further information before determination as **stated below**
☐ Objection due to the reason(s) **stated below**

Comments On Proposal

1. Highways understands that this is a PD application (Class MA) for conversion of building (Class E) to Class C3 for 109 apartments (studio, 1 and 2 bed).
2. Highway understands that there would be 27 studio, 21 1 x bed and 61 2 x bed apartments proposed.
3. There is around 125 parking spaces within the red line boundary.
4. If all the apartments had 1 allocated space there would be 109 allocated spaces, 22 visitor spaces and 16 unallocated spaces which would be in line with parking standards. This would imply a shortfall of 23 spaces. According to the site plan there is parking available outside the red line boundary.
5. Highways would recommend that a parking management plan would need to be submitted. However highways is content to secure this by condition.
6. There are existing cycle storage sheds which can be used to store the required 109 cycles (1 for each apartment)
7. The existing access from Nine Mile Ride would be used which is welcome.
8. Under guidance, for this class of PD highways can only assess "transport impacts of the development, particularly to ensure safe site access
9. Traffic from this proposed development would be significantly less than that for an office of this size which would be a benefit for the wider highway network.
10. Highways there concludes that this proposed PF (Class MA) will not have an adverse impact on the safety of the highway network.

Conditions & Reasons (if required)

Date:	7th October 2024	Signed:	Gordon Adam
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