Arborfield District Centre NMA: Parking Assessment

Ref: ITL210433-001A TN Parking Assessment
Date: 8 August 2025

SECTION 1   Parking Assessment

1.1   Introduction

1.1.1   This Note has been prepared on behalf of the Applicant, Taylor Wimpey, in support of a non-material amendment application for Arborfield District Centre.

1.1.2   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).

1.1.3   This non-material amendment relates to the proposed alterations to the car parking for a small number of units / area at Blocks 2 and 3 due a new developer of the site and further details of buildings being available.

1.1.4   The Note provides a parking assessment undertaken to determine the appropriate level of parking provision for Blocks 2 and 3, with particular consideration to providing all unallocated parking spaces for these units.

1.1.5   The proposed site layout (drawing reference: P21-2598 Accom Schedule Plot by Plot (REV W)) is attached at **Appendix A**, with extract of Blocks 2 and 3 provided at **Image 1.1**.

Image 1.1: Blocks 2 and 3

Source: P21-2598 Accom Schedule Plot by Plot (REV W)

1.2 Blocks 2 and 3

1.2.1 Blocks 2 and 3 comprise 26no. 2-bed flats (20no. open market and 6no.shared / rental). The parking area for these blocks is shared and the consented scheme includes 26no. allocated spaces for these units. However, in accordance with Wokingham Borough Council (WBC) standards, if providing allocated parking, the total parking requirement for these units would be 37no. parking spaces (26no. allocated spaces and 11no. unallocated spaces), as demonstrated at **Appendix B**. Therefore, a shortfall of 11no. spaces has previously been agreed (Reserved Matters application reference: 230872).

1.2.2 The proposed alteration to the parking layout for Blocks 2 and 3 comprises changing the consented 26no. allocated parking spaces to 26no. unallocated parking spaces.

1.2.3 The Wokingham Borough Council (WBC) Parking Demand Calculator suggests 27no. unallocated spaces are required for these blocks when providing unallocated parking only. Therefore, the proposed provision of 26no. unallocated parking spaces for Blocks 2 and 3 generally accords with WBC standards. Furthermore, this mix of parking provides a betterment in context of the consented unallocated spaces shortfall. The full WBC Parking Demand Calculator output considering Blocks 2 and 3 in isolation is provided at **Appendix C**.

1.3 Summary

1.3.1 The proposed provision (26no. spaces unallocated parking spaces) for Blocks 2 and 3 generally accords with WBC standards and would not result in an unacceptable impact on highway safety.

APPENDIX A. PROPOSED SITE LAYOUT

PARCEL N – INDICATIVE

LEAP

ARBORFIELD GREEN LEISURE CENTRE

EXISTING LEISURE CENTRE ENTRANCE

DELIVERY/DROP OFF

DELIVERY

NURSERY SECURE PLAY AREA

House Type Schedule - Arborfields DC

Western Residential Parcel

Open Mix Housetype	No's	Beds	Persons	Storeys
Dromer	4	4	4	2
Redgrave	6	3	4	2
Evesham	2	3	4	2
Chesham	4	4	4	2
Chesham Special	1	4	7	2.5
Filey	3	4	5	2
Hexham	11	3	5	3

Affordable Housetype	No's	Beds	Persons	Storeys
Dromer DT	1		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	3
Apt 3 2B v2	4	2	3	3
Apt 3 2B v3	4	2	3	3
Apt 3 2B v4	3	2	3	3
Apt 3 2B v5	3	2	4	3
Apt 5 1B	6	1	2	3
APT 5R 1B	4	1	2	3
Apt 6R 2B v1	3	2	4	3
Apt 6R 2B v2	4	2	4	3
Apt 6R2 2B v3	3	2	4	3
Apt 6R2 2B v1	3	2	4	3
Apt 6R2 2B v2	3	2	4	3
Apt 6R4 2B v1	2	2	4	3
Apt 6R4 2B v1	2	2	4	3
Apt 6R4 2B v2	2	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	3	1	2	3
Apt 6R3 2B v1	2	2	3	3
Apt 6R3 2B v2	2	2	3	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	2	2	3	3
Specialist Housing 2B V2	2	2	3	3
Specialist Housing 2 V3	1	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
Redgrave	4	3	4	2
Chesham	2	3	4	2
Filey	4	4	5	2
Romsey	6	4	5	2
Hexham	1	3	5	3
Marlborough	7	3	5	2
Windsor	1	4	6	2.5

Total Open Units	37
Total Affordable Units	0
Total Units	37

Parcel RE

Open Mix Housetype	No's	Beds	Persons	Storeys
Redgrave	12	3	4	2
Evesham	4	3	4	2
Chesham	4	3	4	2
Filey	2	4	5	2
Romsey	5	4	5	2
Keswick	4	4	5	2
Marlborough	6	4	6	2
Roydon	1	4	6	2
Windsor	3	4	8	2.5

Affordable Housetype	No's	Beds	Persons	Storeys
AFR 2B [M4(2)]	2	2	3	2
AFR 3B [M4(2)]	4	3	4	2
AFR 4B [M4(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

KEY: SITE LAYOUT

☐ APPLICATION BOUNDARY

SURFACE MATERIALS:
- GARDEN/POS/HIGHWAY VERGE (SEE DETAILED LANDSCAPE PROPOSALS)
- TARMACADUM
- BLOCK PAVING

ENCLOSURE DETAILS:
- 1.8M HIGH BRICK WALL
- 1.8M HIGH CLOSE BOARDED FENCING
- 2.1M HIGH CLOSE BOARDED FENCING
- 0.9M HIGH ESTATE RAILING
- 1.1M HIGH LOW RISE BRICK WALL
- 0.45M HIGH KNEE RAIL
- LOW LEVEL HEDGEROW (SEE DETAILED LANDSCAPE PROPOSALS)

LANDSCAPING:
- INDICATIVE TREE PLANTING (SEE DETAILED LANDSCAPE PROPOSALS)
- RETAINED VEGETATION (SEE TREE RETENTION PLAN)

OTHER:
- ✳ BIN COLLECTION POINT
- △ GATE/PERSONNEL DOOR

0   10   50   N

ARBORFIELD GREEN DISTRICT CENTRE – SITE LAYOUT

PEGASUS GROUP

DESIGN ENVIRONMENT PLANNING ECONOMICS HERITAGE

| www.pegasusgroup.co.uk | TEAM/DRAWN BY: THA/RNA | APPROVED BY: THA | DATE: 28/08/2025 | SCALE: 1:500 @ A0 | DRWG: P25-1107_DE_01--05 | CLIENT: TAYLOR WIMPEY |

APPENDIX B. WBC CALCULATOR OUTPUT – BLOCK 2 AND 3 (ALLOCATED)

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	26
Total allocated spaces	26
Total unallocated spaces	11

Access Map

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

Select your development location from a map

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			
Block 2	Flat	shared/rental	4	1	6	0	3.0	6.0
Block 3	Flat	owned	4	1	20	0	8.0	20.0

APPENDIX C. WBC CALCULATOR OUTPUT – BLOCK 2 AND 3 (UNALLOCATED)

PARKING DEMAND CALCULATION SHEET

WOKINGHAM BOROUGH COUNCIL

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	26
Total allocated spaces	0
Total unallocated spaces	27

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			
Block 2	Flat	shared/rental	4	0	6	0	6.6	0.0
Block 3	Flat	owned	4	0	20	0	20.0	0.0