

Date: 15 January 2025
Application: 243125



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 243125

Applicant: -

Site Address: Thamesfield Retirement Village, Remenham, RG9 2LX

Parish:

Grid Reference: Easting - 476586, Northing - 182440

Type of Development: Major All other developments

Proposal: Full application for proposed part demolition of existing building and replacement with a three-storey extension to provide extra-care units, with associated soft and hard landscaping works; provision of additional vehicle parking, bin stores and ancillary structures; and alterations to existing basement.

Case Officer: Benjamin Hindle

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 243125. 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:	243125
Address:	Thamesfield Retirement Village, Remenham, RG9 2LX.		
Proposal:	Full application for proposed part demolition of existing building and replacement with a three-storey extension to provide extra-care units, with associated soft and hard landscaping works; provision of additional vehicle parking, bin stores and ancillary structures; and alterations to existing basement.		
Type of Development:	Major All other developments		
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

General

1. Highways understands that this application is to remove 5 existing extra care apartments and construct a new block of 17 extra care apartments with additional parking spaces.
2. This application is supported by a transport statement which is welcome.

Parking

3. There are currently 28 formal parking spaces (2 being informal), 2 disabled spaces.
4. It is proposed that this will be increased to 36 formal parking spaces and 4 disabled spaces.
5. It is proposed that the spaces will be 4.8m x 2.4m which is less than Borough standards but in keeping with existing spaces. In this case this is acceptable.
6. A parking survey was carried out on 2nd and 3rd Feb 2023 which is welcome. This concluded that at the busiest time (11-12) there were 9 free spaces. This assessment is acceptable.
7. The parking utilisation was used to calculate the impacts of increasing the number of units to 47. At the busiest time of 11 – 12 there would be no spare capacity. However, the assessment assumed the same level of visitors as

previously and at the same time which may not happen. In addition, the increase in staff numbers (5) would be employed at the same time as existing and there has been no inclusion of shift working.

8. In addition, this type of development operates usually at 80% capacity. Highways is therefore content that there would be sufficient parking on site.

Cycle Parking

9. It is proposed that a Sheffield stand will be provided for cycle parking for the increase in staff numbers. It is proposed that these will be in a safe, secure and accessible sheltered location. This is welcome.
10. The location of the cycle parking would need to be shown on a plan.

Electric Vehicle Charging

11. There is one existing charging point on site. It is proposed to increase the number to 8 which is welcome.
12. The location of these would need to be shown on the parking plan.

Traffic Impact

13. Due to the proposed increase in number of units and staff, there would be little or no impact on the wider highway network which is welcome.

Access

14. Highways is satisfied that there would be no requirement to amend the current access.

Bus Services

15. Table 2.1 sets out the bus services in the vicinity of the site. Please note that the frequency of bus route 850 has been improved to 3 services an hour. This information can be found here

<https://www.carouselbuses.co.uk/services/CSLB/850>

16. Due to the site's location, highways have no concerns regarding the sustainability of the site.

Servicing

17. It is proposed to increase the number of private refuse collections to two collections per week which would not have an impact on the wider highways network.

Swept paths

18. Swept paths for a fire tender and large car have been submitted which are welcome and acceptable.

Framework Construction Management Plan

19. Due to the scale and location of the development highways would have expected to see a framework construction method statement. However, highways is content to secure this through a planning condition.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	29 th Jan 2025	Signed:	Gordon Adam
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