

19 September 2024

FAO: Luke Davenport
Tungsten Properties Ltd
Gateway House
Penman Way
Grove Park
Leicester
LE19 1SY

via email: LukeDavenport@tungsten.uk.com

Dear Luke,

LAND SOUTH OF BRIDGE FARM, READING ROAD, ARBORFIELD, WOKINGHAM

The above site at Arborfield in Wokingham benefits from outline planning consent “for the erection of up to 11 No commercial units to provide 6,986sqm GIA commercial / employment development predominantly within Class B8 and/or class E(g) uses with supporting facilities within Class E uses comprising ancillary offices, trade counters and food/drink facilities with highway works and strategic landscaping. Matters of Access, Siting and Scale to be considered only.” The consented masterplan is in **Appendix A** and provides 149 car parking spaces, a provision of 1 space for every 47sqm GIA.

ADC Infrastructure Limited were approached to provide advice to help develop a variation of the consented site layout. The updated masterplan is in **Appendix B** and provides 128 car parking spaces for a total of 6,982sqm, a provision of 1 space for every 55sqm GIA.

The Wokingham Borough Managing Development Delivery Document provides the suggested parking requirements for B8 use, referenced in the table below.

Use	Suggested Parking
B8	1/25sqm up to 250sqm then 1 per additional 200sqm

In accordance with the standards above, the proposed development, with 6,982sqm GIA is recommended to provide the following car parking provision.

Use	Suggested	Provided	% of Suggested	Provision
B8	95	128	135%	1/54sqm

Each unit would be allocated a number of parking spaces. The parking provision across each unit is presented in the table below.

Unit	Size (sqm)	Suggested	Provided	% of Suggested	Provision
1	1,226	15	24	133%	1/51sqm
2	548	11	8	73%	1/69sqm
3	539	11	9	73%	1/60sqm
4	883	13	15	100%	1/59sqm
5	1,013	14	16	100%	1/63sqm
6	1,542	16	32	150%	1/48sqm
7	1,231	15	24	160%	1/51sqm
Total	6,982	95	128	135%	1/55sqm

The suggested parking provision would be provided at five of the seven units. Units 2 and 3 would provide 73% of the suggested parking provision.

Given the above, to demonstrate that a suitable amount of parking is allocated to Units 2 and 3, a car parking accumulation assessment has been undertaken. The parking assessment uses the approved trip rates extracted from the Mayer Brown Transport Assessment¹.

Time Range	Trip Rates (Cars)			Vehicle Trips (Cars)			Parking
	Arrive	Depart	Total	Arrive	Depart	Total	
07:00-07:30	0.056	0.000	0.056	1	0	1	2
07:30-08:00	0.117	0.019	0.136	1	0	1	3
08:00-08:30	0.037	0.009	0.046	0	0	0	3
08:30-09:00	0.079	0.009	0.088	1	0	1	4
09:00-09:30	0.070	0.019	0.089	1	0	1	5
09:30-10:00	0.061	0.019	0.080	1	0	1	6
10:00-10:30	0.009	0.014	0.023	0	0	0	6
10:30-11:00	0.047	0.028	0.075	1	0	1	7
11:00-11:30	0.019	0.028	0.047	0	0	0	7
11:30-12:00	0.028	0.033	0.061	0	0	0	7
12:00-12:30	0.033	0.037	0.070	0	0	0	7
12:30-13:00	0.037	0.023	0.060	0	0	0	7
13:00-13:30	0.056	0.023	0.079	1	0	1	8
13:30-14:00	0.042	0.033	0.075	0	0	0	8
14:00-14:30	0.019	0.107	0.126	0	1	1	7
14:30-15:00	0.061	0.070	0.131	1	1	2	7
15:00-15:30	0.042	0.163	0.205	0	2	2	5
15:30-16:00	0.019	0.047	0.066	0	1	1	4
16:00-16:30	0.023	0.098	0.121	0	1	1	3
16:30-17:00	0.019	0.065	0.084	0	1	1	2
17:00-17:30	0.005	0.084	0.089	0	1	1	1
17:30-18:00	0.009	0.037	0.046	0	0	0	1
18:00-18:30	0.005	0.089	0.094	0	1	1	0
18:30-19:00	0.000	0.037	0.037	0	0	0	0
Daily Trip Rates:	0.893	1.091	1.984	8	9	17	

¹ Mayer Brown Transport Assessment – August 2022

Combined, Units 2 and 3 would make up 1,087sqm GIA and be allocated 17 car parking spaces. The parking assessment below demonstrates that Units 1 and 2 would generate 17 car trips over the day and a maximum demand for 8 parking spaces during 13:00-14:00 hours.

Parking for disabled use, bicycles, and motorcycles would also be provided in accordance with Wokingham Borough Council's guidance. Details of EV charging provisions would be provided in accordance with the Approved Document S, Infrastructure for the Charging of Electric Vehicles².

Overall, the above demonstrates that the proposed site layout (**Appendix B**) would provide a suitable parking provision to accommodate the proposed development.

Yours Sincerely

Matt Tatler

Associate

Tel: 07771 516 206

Matt.Tatler@ADCInfrastructure.com

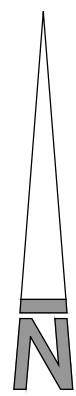
Enc.

Appendix A Consented masterplan

Appendix B Proposed site plan

² Approved Document S – Infrastructure for the Charging of Electric Vehicles – Schedule 1 to the Building Regulations 2010

Appendix A
Consented Masterplan



Pedestrian crossing

Red elements to be removed/amended to facilitate new access road

Pedestrian crossing

Existing ditch to be re-aligned / culverted to accommodate new access road

Existing access road (with improvements)

Pedestrian crossing

Connection to cycle path

Foul Pump Station

Proposed bicycle store

Existing cycle path

Lorry loading bay

Red line indicates site boundary

Existing relief road strategic planting

Enhanced soft landscaping zone

Proposed native hedgerow and native tree planning. Refer to landscape proposals.

Existing Building (A)
Ridge - 9.57m AFFL
Eaves - 7.30m AFFL

Bridge Farm

Existing Building (B)
Ridge - 6.85m AGL (varies)

Protected Green Space

Unit A

Unit B

Unit C

Unit D

Unit E

Unit F

Unit G

Unit H

Unit I

Unit J

Unit K

Amenity

Observer Way (A227)

Greensward Lane

Drain

Reading Road

KEY

Boundary line

Footpath

Cycle Path

Units

Mezzanine level

Bicycle store

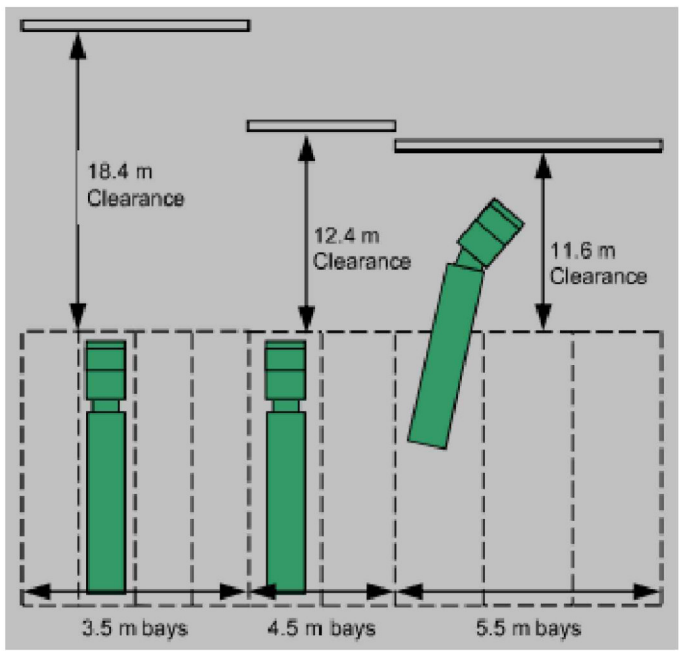
Unit entry

Vehicular entry

PROPOSED SITE PLAN
SCALE 1:1000



Figure 4.7: Lorry Parking Clearance Dimensions.



SCHEDULE OF AREAS:

Unit	GIA (GF) m2	GIA (FF) m2	GIA m2 (Total GF+FF)	GIA ft2 (Total GF+FF)	Cars (Dis)	Ratio
A	1000 m ²	144 m ²	1144 m ²	12,314 ft ²	18 (2)	1/63
B	430 m ²	72 m ²	502 m ²	5,404 ft ²	12 (2)	1/42
C	430 m ²	72 m ²	502 m ²	5,404 ft ²	12 (2)	1/42
D	430 m ²	215 m ²	645 m ²	6,943 ft ²	12 (2)	1/52
E	430 m ²	215 m ²	645 m ²	6,943 ft ²	12 (2)	1/52
F	430 m ²	215 m ²	645 m ²	6,943 ft ²	12 (2)	1/52
G	215 m ²	108 m ²	323 m ²	3,477 ft ²	11 (1)	1/29
H	430 m ²	215 m ²	645 m ²	6,943 ft ²	14 (2)	1/44
I	430 m ²	215 m ²	645 m ²	6,943 ft ²	14 (2)	1/44
J	430 m ²	215 m ²	645 m ²	6,943 ft ²	14 (2)	1/44
K	430 m ²	215 m ²	645 m ²	6,943 ft ²	12 (2)	1/52
Unallocated					6	
Total	5,085 m ²	1,901 m ²	6,986 m ²	75,200 ft ²	149 (23)	1/47

Cycles (1/200m² - 35 reqd) 40

Site Area (Gross) 3.00 Ha

NOTES

- Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported to the Architect or Engineer before proceeding. © This drawing is copyright.
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PLANNING ISSUE

New link to existing footpath

Proposed enhanced landscape zone

Red hatch indicates Tree Protection Zone

Existing Ancient Woodland

Existing Footpath

U	Existing access road note amended	SA	SA	09/08/2023
T	Amended to client comments	SA	SA	02/08/2023
S	Amenity area & Schedule updated	SA	SA	27/07/2023
R	Update to reflect LA comments	SA	SA	27/07/2023
Q	Updated landscaping	SA	SA	19/05/2023
P	Updated landscaping	MA	SA	21/03/2023
O	Updated landscaping	MA	SA	20/03/2023
N	Relief road landscape note amended	SA	SA	10/03/2023
M	Landscape officer comments incorporated. Unit K amended.	SA	SA	10/03/2023
L	Loading bay added	MA	SA	18/01/2023
K	Parking layout updated	MA	SA	12/01/2023
J	Drainage features added	SA	SA	09/09/2022
H	Drawing retitled	SA	SA	10/08/2022

REV	DESCRIPTION		DRN	CHD	DATE
☒	PRELIMINARY	☐ INFORMATION	☐	TENDER	
☐	CONSTRUCTION	☐ AS BUILT			

SCALE	1:1000 @ A1	DATE	JUNE 2022
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DRAWN	BVT	CHK	SA
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DRAWING NO.	18959-SK18	REV	U
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TITLE	LAND SOUTH OF BRIDGE FARM ESTATE READING ROAD, ARBORFIELD
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DETAILS	ILLUSTRATIVE MASTERPLAN
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 **Woods Hardwick**
Architecture | Engineering | Planning | Surveying

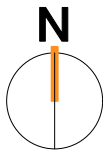
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PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS DRAWING

Appendix B
Proposed Site Plan



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DO NOT SCALE!
ALL DIMENSIONS SHOULD BE CHECKED ON SITE BEFORE WORK COMMENCES

SITE LAYOUT KEY	
	Boundary Line
	Cycle Path
	Access From A327
	Existing Footpath (FP22)
	A327 road adjacent
	Proposed Pathways
	Mezzanine level
	Covered bicycle parking
	Bin store
	Foul pumping station
	Unit pedestrian entry
	Unit vehicular entry
	New tree planting

Rev.	Date	Description	Drawn
F	02/12/2024	Existing trees adjacent entrance amended following discussion with planning consultant	PH
E	02/12/2024	Updated to incorporate latest landscaping scheme received 29.11.24	PH
D	02/12/2024	Landscaping scheme amended to include specialist consultant information	DW
C	27/09/2024	Indicative landscaping setting out amended to clients instruction.	DW
B	24/09/2024	Additional landscaping added to plans.	DW
A	19/09/2024	Minor updates to feasibility scheme ahead of S73 submission.	DW

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Client
Tungsten Properties

Project
Observer Park, Arborfield,
Reading

Drawing Title
Illustrative Masterplan

Date 20/08/2024
Status PLANNING
Scale 1:1000 Size A1
Drawn PH Checked DW
Job no. 3389 Dwg no. P403 Rev. F

Pedestrian Crossing

Highlighted Red elements to be removed / amended to facilitate new access road

Pedestrian Crossing

Existing ditch to be realigned / culverted to accommodate new access road

Existing access road (with improvements)

Pedestrian Crossing

Attenuation basin

Connection to cycle path

Foul pump station

Red line indicates site boundary

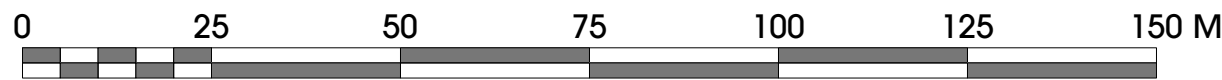
Existing cycle path

Lorry loading bay

Existing relief road strategic planting

Enhanced soft landscaping zone

Soft landscaped amenity (picninc) space



1 **Proposed Site Plan**
Scale: 1:1000

New link to existing footpath

Building siting zones (x.xxm) denotes maximum ridge height above GFFL

Development zone

Proposed enhanced landscape zone

Red hatch indicates tree protection zone

Existing ancient woodland

Existing footpath (FP22)