

PLANNING REF : 250543
PROPERTY ADDRESS : 464 Reading Road
: Winnersh, Berkshire
: RG41 5ET
SUBMITTED BY : Mr Phil Medd
DATE SUBMITTED : 28/03/2025

COMMENTS:

These are my comments on the proposal:

1. Little attention has been given to quantifying the expected number of attendees. Within the Transport Scoping Note (Table 3.1), the peak number is given as 70. The justification for this number is based on attendance at the current MCCW operation at Winnersh Community Centre, but isn't this number likely to rise once a dedicated facility is found? Without a more credible estimate, it is not possible to determine whether this building is of sufficient capacity, and along with it, the parking facilities.

2. In the Transport Scoping Note, the appendix provides parking space data from 4 other sites, in Weymouth, Greater Manchester, Sheffield and Newcastle. The number of parking spaces required seems to be based on the floor area of the site. Taking the Sheffield site as being the closest in size (300 sq.m) to the Winnersh site (398 sq.m), the peak parking space demand is 18, whereas the Transport Scoping Note quotes an estimated peak of 16 for Winnersh. Scaling the figure for the Sheffield site would give a peak of 24 for the bigger Winnersh site. Quoting 4 other sites without any context is not helpful in judging whether they are relevant to Winnersh.

3. The Transport Scoping Note states (in section 1.1.2) that there are 14 parking spaces available for the proposed site, whereas the agent for the management company states that there are 12; see BSHE Pastures Winnersh Management Company comment submitted 21/3/25. Even the figure of 14 is below the peak estimated figure of 16.

4. The Transport Scoping Notice appendix indicates that the peak parking demand at the 4 comparison sites all occur during normal business hours.

5. If the mosque intends for there to be the Adhan call to prayer, this is likely to disrupt normal business activity in the other offices at the site. Note that the call to prayer must be loud, and occurs 5 times a day, and all day during Eid al-Fitr and Eid al-Adha. A Christian church located on a business park that decided to ring bells would not be acceptable either.

For these reasons, I object to the proposal.

Best regards,
Phil Medd.