

Memo

To: Alison Amoah
From: Transport Development Control / **Including responses from applicant**
Date: 21 June 2018
Re: Consultation on Planning Application

Application Number: 180698

Application Type: Full Planning Approval

Address: 448a Basingstoke Road Reading RG2 0RX

Proposal: Change of Use of 448a Basingstoke Road to a mixed B1/A3/D1 use, with glazing to replace roller door.

This application is for a change of use to a mixed B1/A3/D1 use to accommodate the Reading Family Church (TRFC) at the former Ultima building at 448a Basingstoke Road. The Reading Family Church (TRFC) is a registered charity and has now grown to a faith community of around 500 people.

To date the varied church activities have been undertaken from a variety of sites in Reading. The applicant requires a single site to create a permanent place of worship, administration and activity centre. The total floorspace is to be enlarged by the addition of a 72m² mezzanine (1735m² of B1 included).

The proposed worship/community/small office use proposed will directly serve the local community and Reading as a whole. It is also stated that the proposed use will continue to provide office floorspace for small firms as well as rooms for groups such as Community Toddler Group, Youth Group, Job Club and a community café.

- o Many thanks for your careful and accurate reading of the documents

The site is located within Zone 3, Secondary Core Area, of the Council's adopted Parking Standards and Design SPD. In accordance with the adopted SPD, the development would be required to provide;

- 1 space per 8 fixed seats and/or 1 space per 16msqm open hall
- 1 space per 50sqm of B1(a) use
- 1 space per 5sqm of A3 use

- o Please see attached discussion report on parking provision

The planning statement indicates that the site includes the provision of a 60 space car park but only 50 parking spaces are illustrated on the block plan (Drwg no. 899/02 Rev C). Therefore, the applicant is requested to clarify how many spaces are available on the site.

- o My apologies – the number of spaces on site changed at the last minute before the application was submitted, as a result of increasing size of spaces, adding in cycle

parking and a refuse collection area. The block plan drawing is correct – 50 spaces provided.

Weekday/Saturday uses

It is noted that not all users will be on-site at any one time. The small/flexible office units for rental to community groups, small start-ups, social enterprises, charities, local businesses may operate during typical office hours, therefore, these uses are unlikely to coincide with Sunday Worship which attracts a large congregation.

However, additional information is required to support the parking provision for the weekday/evening and Saturday uses.

- Information regarding the maximum number of participants/users must be submitted for each of the intended uses at the proposed site.
 - o *See submitted 'Numbers on site' spreadsheet*
- A timetable for the proposed use should also be included to determine the number of users on-site at any one time
 - o *See submitted 'Numbers on site' spreadsheet*
- How the parking spaces will be allocated for the users of the site.
 - o *There will be a single manager for the whole site at all times, meaning spaces can be allocated in response to actual use at the time. 20 spaces will be kept available for the small office users when the premises are at capacity i.e. 1 space for every 2 staff.*
 - o *5 spaces will be allocated to Church/site management needs*
 - o *The remaining 25 spaces will be available for visitors and cafe.*
- Details of how the users would travel to the site . i.e, walk, cycle, public transport, private car. Surveys can be undertaken from existing users (where data is available).
 - o *See submitted 'Numbers on site' spreadsheet, which takes account of the location and travel habits of all church members and estimates of travel by other visitors, plus Travel Plan info taken from the website for the new premises.*

Sunday Worship

The applicant has surveyed its members to determine the existing travel patterns of the congregation during Sunday worship.

Typical Sunday morning church attendance attracts approximately 400 [Adults 290 / Under 18s 110]

- Cars 132
- Cycles 10

- Pedestrians 47

Typical Sunday evening church attendance approximately 80 adults

- Cars 25
- Cycles 3
- Pedestrians 15

It is evident that the site cannot accommodate the demand for parking during Sunday morning services. The applicant has agreed a licence with Ultima Properties Ltd which provides for use of up to 266 additional nearby parking spaces on Sundays and on agreed other Christian festival days (Christmas day, Good Friday, Pentecost etc). The additional parking spaces will provide in excess of potential demand. However, a copy of the agreement should be provided and secured by S106 agreement.

o Under discussion with Case Officer

Travel Plan/Cycle Storage

It is intended to encourage non-car travel via adoption of a Travel Plan. The Travel Plan should include measures which will be taken to promote car sharing amongst its congregation and provide incentives to encourage visitors to travel by foot, cycle and public transport where it is reasonable and practicable to do so. This should be conditioned if the application is approved.

o Already submitted

In line with promotion of sustainable modes, the development must make provision for secure cycle parking within site. In accordance within the adopted Parking Standards, 1 space per 50sqm should be provided for D1 Places of worship/Church Hall and 1 space per 200m² for B1(a) office use. Further details should be submitted.

- o 1 space per 50sm (D1) = 460/50 = 9*
- o 1 space per 200sm (B1a) = 1735/200 = 9*

18 cycle parking spaces available – some immediately in front of building entrance for visitors, remainder (staff) to rear of building - where there is plenty of space without any impact on emergency exits.

Regards

Natalie Lucas

Transport Development Control Officer

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