

**SINGLE STOREY REAR EXTENSION TO NO. 257 FOLLOWING
DEMOLITION OF EXISTING PORTACABIN BUILDING, CHANGE OF
USE OF GROUND FLOOR OF NO. 255 TO ADDITIONAL DOCTORS'
SURGERY ACCOMMODATION AND ALTERATIONS TO FIRST
FLOOR TO PROVIDE A TWO BED FLAT
255-257 WHITLEY WOOD ROAD, READING RG2 8LE**

**FURTHER ANALYSIS OF PATIENT TRAVEL SURVEY
APRIL 2026 (REVISED)**

1. The South Reading Surgery undertook a further Patient Travel Survey during the period Monday 2 March 2026 to Saturday 7 March 2026 (6 days) at the request of the Council's Highway Officers to obtain a higher response rate and provide a robust analysis of patient travel patterns.
2. This note provides an update of the analysis of the Patient Travel Survey. It supersedes the note produced in March 2026. Following discussions with the Surgery it has been noted that whilst the percentages provided in the previous Survey and analysis were correct, the actual numbers had been incorrectly doubled (duplicated). These errors have been corrected in this analysis.
3. A further breakdown of visitors travelling by a car owned by someone else has been provided by the Surgery to clarify how many of these parked and how many were dropped off and picked up.
4. 213 visitors to the Surgery responded to the survey during the week. The Surgery advises that this comprised virtually all of the 197 patients attending in-surgery (face-to-face) appointments during the week plus additional visitors who attended the surgery to drop off or collect information. This is considered a very good response rate to provide reliable and robust data.
5. The updated survey shows that over the surveyed week:
 - 50% of patients (106 patients) walked to the Surgery
 - 18% of patients (38 patients) drove their own car. All 38 (100%) parked in the street outside the Surgery
 - 5% of patients (10 patients) travelled in someone else's car which was parked. All 10 (100%) parked in the street outside the Surgery.

- 2% of patients (4 patients) travelled in someone else's car and were dropped off / picked up.
 - 12% of patients (26 patients) arrived by bicycle
 - 11% of patients (23 patients) used a bus. The Surgery is within 50 metres of a bus stop served by Reading Buses Buzz 9 bus service connecting Central Reading with Green Park Station via the Royal Berkshire Hospital and Whitley Wood (hourly on weekdays and Saturdays).
6. The Surgery is open 5½ days a week, for 10½ hours on weekdays (Monday to Friday) and 3 hours on Saturday mornings. This means the Surgery operates a 55.5 hour week. Based on 48 patients travelling/parking by car per week this suggests about 9 patients travelling/parking by car per day. On this basis, it seems likely that there are usually only 1 or 2 patients' cars requiring to park on the street at any one time.
 7. There are no on-street parking restrictions in Whitley Wood Road (except for double yellow lines at junctions). There is also on-street parking available in the lay-by immediately opposite the site. Thus, there is ample unrestricted on-street parking immediately outside the premises available for patients. The parking to the rear of the premises is currently reserved for staff parking.
 8. A figure of only 1 or 2 patients' cars at a time indicates that demand for parking appears to be very low in this particular case. This is consistent with observations during site visits and from Google street view images. Parking associated with the existing Surgery does not appear to be a local issue.
 9. The proposals will increase the size of the surgery by 2 additional consulting rooms (from 5 consulting rooms and 1 treatment room to 7 consulting rooms and 1 treatment room). This equates to about 25% increase. Applying this to the survey data suggests that the proposal could result in about 12 additional cars per week, or just over 2 additional cars each day. Over a normal 10½ working day for the Surgery this equates to around 1 additional car every 5 hours. This level of increase would be imperceptible and would not have any material impacts on highway or pedestrian safety.

10. The proposal includes dedicated cycle parking provision comprising 2 cycle spaces to the front and 5 cycle spaces to the rear for patients and 5 cycle spaces to the rear for staff. There is currently no formal cycle parking provision.
11. On this basis, I conclude the proposal would not result in an unacceptable impact on highway safety, and the residual cumulative impacts on the road network would not be severe and therefore, having regard to national policy, planning permission should not be prevented or refused.

Paul Dickinson

BA (Hons) MRTPI MRICS MCMI

14 April 2026