

From: Craig Senior <Craig@elitesystems.gb.co.uk>
Sent: 04 August 2026 14:26
To: Jon Charman
Cc: Adrian Williams (MBA,PgDm)
Subject: Keep Hatch delivery

WARNING!

For the attention of
WBC, Optalis, WHL, BCSolutions and
Councillors

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Jon

Answers to the questions below:

- The applicant shall provide details of the proposed route of the construction vehicles, ***to ensure they will not pass-through town centre*** and have the least impacts to the residential area. – ***Route into site is A329M, London Road towards Wokingham, right on to Binfield Road, Keep Hatch Road, Left onto Hughes Road Right onto Norrrys Avenue and right onto Ashridge Road.***
- Construction site will be accessed via private access road off Ashridge Road, and a 16.8m long HGV has been indicated on the plan. Construction traffic will be managed via a banksman, which is welcomed. The applicant shall confirm if this represents the largest vehicle required during construction. – ***Access into the School drive is not a problem. Haulage company have specified tag axle units to aid manoeuvrability. Delivery vehicles will be accompanied by an escort van to assist access through the estate and into site.***
- Site gates have been indicated on the Site Access Plan, which will be set back from the public highway by circa 70m and is acceptable. However, in view of the presence of the existing school site gates onto Ashridge Road, the applicant shall confirm the arrangement of the existing gates during the construction stage. Whenever applicable, gates will be required to open inward and to be set back the length of the largest vehicle. Alternatively, the school gates shall be opened prior to the arrival of any construction vehicle. – ***See above. Gates will be open & are not an issue for access.***
- Subject to the above, swept path analysis of the largest vehicle required during construction shall be assessed, demonstrating both entry and egress in forward gear to the site. The driveway and entrance route shall be kept clear at all times. – ***Space sufficient within site to turn the empty vehicles around. Driveway should be clear but transport company have indicated that there is sufficient width if there are cars parked there.***
- While the Highways welcome all contractor & visitor vehicles will be parked within the site compound, the applicant shall clearly label the proposed parking spaces for contractor and visitor vehicles, and also provide the anticipated numbers of staff and construction vehicles during the peak construction period, to ensure sufficient parking provisions are provided within the site. – ***Our site compound is more than sufficient for the number of vehicles/Contractors on site. Max no expected would be 6 vans & 12 people.***

I have also attached the site & access survey from our transport company. I will put a TMP together & send it over shortly.

Kind regards,

CRAIG SENIOR
Project Manager

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