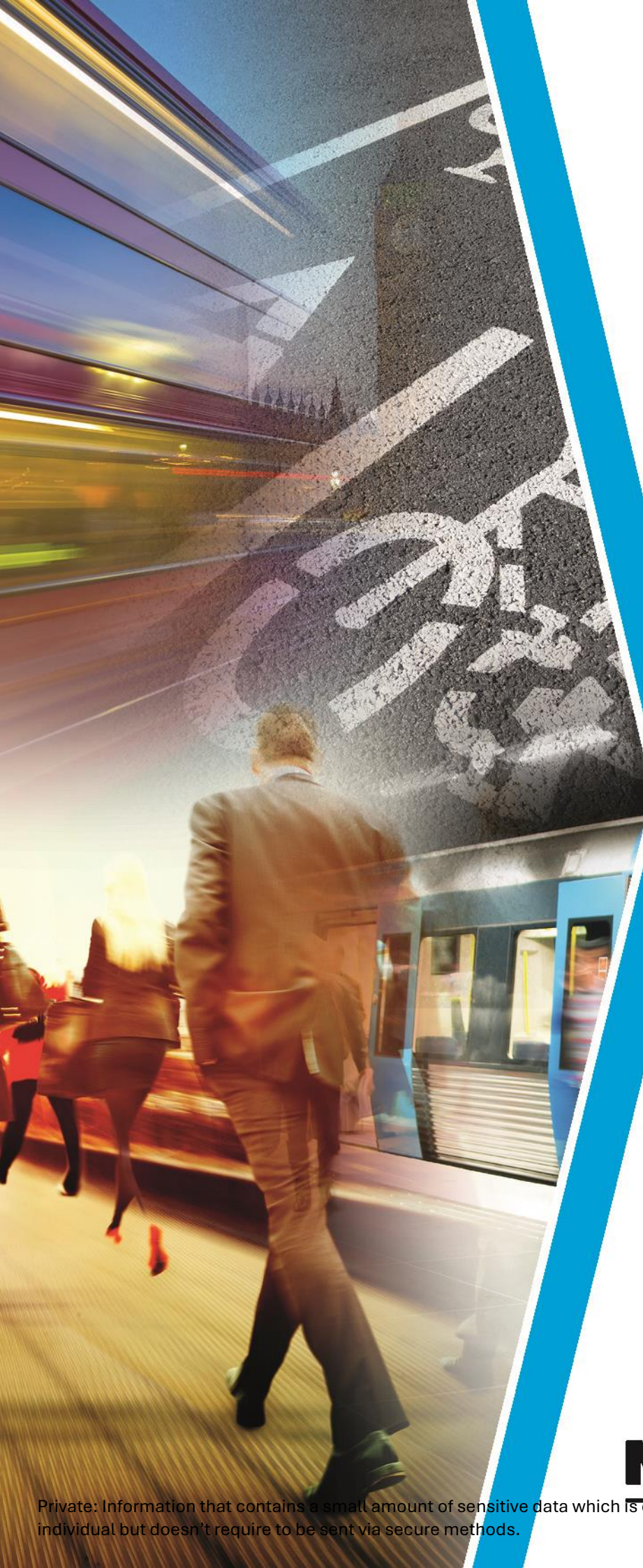




Town & Country Planning
Act 1990 (as Amended)

Appeal by Dandara
Southern Ltd & Elstree
Land Ltd

Land North of Reading
Road, Arborfield

Highways Statement of Common
Ground between Dandara
Southern Ltd & Elstree Land Ltd
and Wokingham Borough Council

PINS Ref:
APP/X0360/W/25/3371069
LPA Ref: 243099

February 2026

MILESTONE
TRANSPORT PLANNING

Land North of Reading Road, Arborfield

Project No: MTP Ref: 25-103

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Appendices

Appendix A Proposed Site Access General Arrangement Plan

Appendix B Package of Off-Site (S278) Highway Works

1. Introduction & Scope of Document

- 1.1 This Highways & Transport Statement of Common Ground (“H&TSocG”) relates to a Town and Country Planning Act 1990 Section 78 Planning Appeal lodged by Woolf Bond Planning LLP on behalf of Dandara Southern Ltd and Elstree Land Ltd (the “Appellant”) against Wokingham Borough Council’s (WBC) decision to refuse an outline planning application for up to 111 dwellings, with associated works, parking, landscaping, publicly accessible open space, with access from Reading Road (LPA Ref: 243099; PINS Reference APP/X0360/W/25/3371069).
- 1.2 The Statement records the matters upon which the parties have agreed, matters upon which parties disagree, and those that could potentially be agreed, with the intention of leading to the preparation of more focused proofs of evidence.

2. Position at Submission of Appeal

Site Proposal / Description

- 2.1 The Appeal Scheme description is as follows:

“Outline application for the proposed erection of up to 111 no. dwellings with associated works, parking, landscaping, publicly accessible open space and access from Reading Road. (All matters reserved except for means of access.)”

- 2.2 Only the principle of developing the Site for up to 111 dwellings, and the means of access are to be determined as part of this Appeal.

Car / Cycle Parking

- 2.3 An illustrative masterplan has been submitted depicting the proposed development. Parking and layout will form part of any reserved matters application which will comply with WBC Parking Standards.
- 2.4 Supporting planning conditions can be agreed to ensure parking / turning will be provided and preserved, consistent with the planned use. Where cycle parking is not provided within appropriately sized garages, separate storage sheds / rooms will be provided for secure cycle storage, separate to the waste / recycling storage areas.
- 2.5 Electric vehicle charging points (“EVCP”) will be provided for each dwelling in line with Part S of the Building Regulations. Provision will be detailed as part of any Reserved Matters application, and can be secured via Condition.

Access & Site Roads

- 2.6 The Appeal Site vehicular access comprises the provision of a new simple give-way priority ‘T’ junction, replacing the current field gate access to the Site. The proposed Site Access General Arrangement Plan No. 25103/002 Rev C included as **Appendix A** to the H&TSO CG shows the access and approved visibility splay. This is agreed and can be secured by Condition, and delivered.
- 2.7 Plan No. 25103/002 Rev C at **Appendix A** to the H&TSO CG also shows the provision of an emergency vehicular access to the Appeal Site (minimum 3.7-metres wide) in form of a cycle / pedestrian route with removable bollards off the northern side of Reading Road. This is agreed and can be secured by Condition, and delivered.

Traffic Data

2.8 The 7-day ATC survey data undertaken on Reading Road, approximately 50-metres west of Walden Avenue, between 1st and 7th October 2024 and submitted within PBA Transport Assessment dated November 2024 (CD01.10). It reveals the following 85th percentile speeds:

- 39.6-mph eastbound; and
- 39.8-mph westbound.

Sustainability Assessment

2.9 Some local services (i.e. the nursery school, bus stops, and the local shop) are within an acceptable walk distance from parts of the Appeal Site.

2.10 The Appeal Site is adjacent bus stops located on the Appeal Site's frontage along Reading Road less than a 1-minute walk from the centre of the Site. These are currently served by the Leopard 3 service.

2.11 The Leopard 3 bus service currently complies with the CP6 / WDLP definition of a '*good*' public transport service that at para. 4.37 of the CS is defined as:

- At least 30-minute frequency during peak times (0700 - 0900 and 1600 - 1900, Monday to Saturday).
- At least an hourly service frequency during off-peak hours (0900 - 1600 and 1900 - 2200, Monday to Saturday as well as 0700 - 2200 on Sundays).

2.12 The Appellants are willing to contribute towards bus services and this will be secured by S106 Agreement.

2.13 The Appellants are willing to agree to highway works, which will include bus stop improvements on Reading Road.

Framework Travel Plan

2.14 The Framework Travel Plan prepared by PBA on 18 February 2025 (CD01.20) can be used to inform the basis of obligations to be secured.

Framework Construction Management Plan

- 2.15 The Framework Construction Management Plan prepared by PBA on 18 February 2025 (CD01.21) sets broad principles for the management of construction activities. This can form the basis of a Condition appropriate to the relevant stage in planning, to be reviewed and updated with any Reserved Matters application.

3. Matters Not Agreed at Date of Lodging of Appeal

- 3.1 Matters not agreed are detailed within the delegated officer report and Decision Notice in respect outline application was published by WBC on 20 May 2025 (CD03.01) that cites ten reasons for refusal ("RfR").
- 3.2 RfR 4 relates to accessibility and sustainable transport matters.
- 3.3 As such, matters not agreed between parties include:
- Whether the Appeal Site is located within sustainable location;
 - Whether the Appeal Site would encourage a modal shift towards sustainable modes of transport; and
 - Whether the quality of the local walking environment is attractive for future residents within the Appeal Site.

4. Position at Submission of SoCG

- 4.1 Since the submission of the Appeal, the Appellant's transport consultant, MTP, and WBC, as Highway Authority, have engaged in constructive and ongoing dialogue; including a Site meeting, between MTP and WBC's Highway Development Manager, on 7 January 2026,
- 4.2 The focus of this ongoing dialogue has been to clarify and, where possible, narrow the areas of disagreement in relation to RfR 4, together with the highway and transport matters raised under Additional Issues 1 and 2 of the Council's Statement of Case dated January 2025.
- 4.3 WBC has identified some opportunities for potential improvement that could be pursued.

Additional Plans & Documents Since Submission of Appeal

- 4.4 Since submission of the Appeal, the Appellant has prepared a suite of amended and additional highway drawings, reflecting the constructive and ongoing dialogue between parties to support a vision-led mitigation approach. These drawings are listed below.
- 4.5 The following drawings are agreed, and without prejudice, these can be used in an appropriately worded Condition for the vehicular accesses for the appeal site:
- Plan 25103 / 002 / Rev C Proposed Site Access General Arrangement Plan
(Appendix A to H&TSocG)
- 4.6 Plan 25103 / 002 / Rev C illustrates the agreed position on the Appeal Site's vehicular access design and visibility splays, including the trees to be removed.
- 4.7 The following drawings, included as **Appendix B** to the H&TSocG, set a reasonable basis upon which matters could be agreed as part of a package of off-site Section 278 Highway Works to be delivered before the occupation of the 40th dwelling:
- Plan 25103 / 001 / 01 / Rev D Enhanced Active Travel Linkages to Local Facilities +
Services on Reading Road (Sheet 1 of 2)
 - Plan 25103 / 001 / 02 / Rev D Enhanced Active Travel Linkages to Local Facilities +
Services on Reading Road (Sheet 2 of 2)
 - Plan 25103 / 003 Reading Road Additional Eastbound Build-Out
(Chicane)
 - Plan 25103 / 004 Reading Road Additional Westbound Build-Out
(Chicane)

- Plan 25103 / 005 Church Lane 'Quiet Lane' Proposals
- Plan 25103 / TK01 Walden Avenue Junction Improvements / Swept Path Analysis Inter Alia Emergency Access & Bus Stop Route

4.8 It is agreed that the package of off-site Section 278 Highway Works could:

- Improve the quality of the walking environment on Reading Road between the Appeal Site and the Memorial Roundabout, Arborfield Cross, including wider footways and street lighting.
- Improve access from the Appeal Site to Church Lane and onto Footpath ARB01, identified as part of a Public Right of Way, potentially supporting cycle travel to the northwest including Thames Valley Science Park and Cutbush Lane.
- Improve access to as well as the quality of bus stops on Reading Road.

5. Additional Matters which can be agreed ahead of the Inquiry

- 5.1 The following matters are agreed, or agreed in principle, subject to Detailed Design and appropriate delivery mechanisms (i.e. S106 Agreement of appropriate Conditions outlining works that are subject to S278 Agreement).

Local Services / Facilities

- 5.2 Table 5.1 provides an accurate summary of the distance of existing local facilities / services to the centre of the Appeal Site, to inform walking and cycling journey times.

Table 5.1 Summary of Local Facilities / Services (Distance to centre of Site)

Type of Amenity	Destination	Distance	Walk Journey Time*	Cycle Journey Time**
Education	Arborfield Village Montessori Nursery	985-metres	12-minutes	4-minutes
	The Coombes C Of E Primary School	1.3-kilometres	16-minutes	5-minutes
	Farley Hill Primary School	2.6-kilometres	32-minutes	10-minutes
	Shinfield St Mary's CE Junior School	2.7-kilometres	34-minutes	10-minutes
	Shinfield Infant and Nursery School	2.7-kilometres	34-minutes	10-minutes
	Alder Grove C Of E Primary School	3.2-kilometres	40-minutes	12-minutes
	Bohunt School Wokingham	3.7-kilometres	46-minutes	14-minutes
	Reddam House Berkshire	4.2-kilometres	52-minutes	16-minutes
	Crosfields School	4.3-kilometres	54-minutes	16-minutes
	Bearwood Primary School	4.5-kilometres	56-minutes	17-minutes
Employment	Arborfield Studios	2.5-kilometres	31-minutes	9-minutes
	British Museum Archaeological Research Collection	2.7-kilometres	34-minutes	10-minutes
	Shinfield Studios	3.2-kilometres	40-minutes	12-minutes
	Hogwood Industrial Estate	4.1-kilometres	51-minutes	15-minutes
Faith	Shinfield Community Church	2.4-kilometres	30-minutes	9-minutes
	St James Church	4.6-kilometres	58-minutes	17-minutes
	Three Mile Cross Church	4.7-kilometres	59-minutes	18-minutes
	St Catherine's Church	4.8-kilometres	60-minutes	18-minutes

Table 5.1 Cont. Summary of Local Facilities / Services (Distance to centre of Site)

Type of Amenity	Destination	Distance	Walk Journey Time*	Cycle Journey Time**
Leisure / Fitness	Arborfield Cross Rec. Ground	735-metres	9-minutes	3-minutes
	Clip 'n Climb Reading	885-metres	11-minutes	3-minutes
	Arborfield Village Hall	1.1-kilometres	14-minutes	4-minutes
	Arborfield Royal British Legion	1.4-kilometres	17-minutes	5-minutes
	Arborfield Road Allotments	2.0-kilometres	25-minutes	7-minutes
	The Grove	3.6-kilometres	45-minutes	13-minutes
	Pulse 8 - Gym	3.7-kilometres	46-minutes	14-minutes
	Arborfield Green Leisure Centre	3.8-kilometres	47-minutes	14-minutes
	Nirvana Health and Spa	3.9-kilometres	49-minutes	14-minutes
	Pearmans Copse	4.0-kilometres	50-minutes	15-minutes
	Ryeish Green Sports Hub	4.1-kilometres	51-minutes	15-minutes
	Barkham Recreation Ground	4.1-kilometres	51-minutes	15-minutes
	Crosfields Sports Hall	3.9-kilometres	53-minutes	16-minutes
	May's Farm Meadow	3.9-kilometres	53-minutes	16-minutes
	Reading Archers	3.9-kilometres	55-minutes	16-minutes
	TMX Playground	3.9-kilometres	55-minutes	16-minutes
	Barkham Village Hall	4.5-kilometres	56-minutes	17-minutes
	Whitley Nail bar in Shinfield Road	4.7-kilometres	59-minutes	18-minutes
	Star Rise Playground	4.7-kilometres	59-minutes	18-minutes
	Three Mile Cross Bowling Club	4.8-kilometres	60-minutes	18-minutes
	Wokingham Cricket Club	4.9-kilometres	61-minutes	16-minutes
	Frensham Green Rec Ground	5.0-kilometres	63-minutes	19-minutes
	Bearwood Lakes - Golf Club	5.0-kilometres	63-minutes	19-minutes
Healthcare	Sth Reading & Shinfield Med. Ctr.	2.6-kilometres	32-minutes	10-minutes
	Cathay Dental Practice	4.3-kilometres	54-minutes	16-minutes
	Farley Medical Private Practice	4.4-kilometres	55-minutes	16-minutes
	South Reading Surgery	4.5-kilometres	56-minutes	17-minutes
	Vantage Chemist	4.8-kilometres	60-minutes	18-minutes
	Winnersh Pharmacy and Clinic	5.0-kilometres	63-minutes	19-minutes

Table 5.1 Cont. Summary of Local Facilities / Services (Distance to centre of Site)

Type of Amenity	Destination	Distance	Walk Journey Time*	Cycle Journey Time**
Retail / Food & Drink	The Bull Inn	885-metres	11-minutes	3-minutes
	Lockey Farm Shop	1.1-kilometres	14-minutes	4-minutes
	Sula Café & Pizzeria	1.1-kilometres	14-minutes	4-minutes
	Bluebell Cottage Kitchen	4.3-kilometres	54-minutes	16-minutes
	Siren Craft Brew	4.4-kilometres	55-minutes	16-minutes
	Elusive Brewing	4.4-kilometres	55-minutes	16-minutes
	Budgens	4.6-kilometres	58-minutes	17-minutes
	Three Mile Cross Post Office	4.6-kilometres	58-minutes	17-minutes
	The Walter Arms	4.6-kilometres	58-minutes	17-minutes
	Shinfield Local	4.7-kilometres	58-minutes	18-minutes
	Bagaara	4.7-kilometres	59-minutes	18-minutes
	China Garden	4.7-kilometres	59-minutes	18-minutes
	The Swan	4.7-kilometres	59-minutes	18-minutes
	The George & Dragon	4.7-kilometres	59-minutes	18-minutes
	Papa Johns Pizza	4.8-kilometres	60-minutes	18-minutes
	Mr Cod	4.8-kilometres	60-minutes	18-minutes
	Pizza Hut Reading Shinfield Rd	4.8-kilometres	60-minutes	18-minutes
	Bodrum Corner Cafe	4.8-kilometres	60-minutes	18-minutes
	Ye Olde Leathern Bottel	4.8-kilometres	60-minutes	18-minutes
	The Poachers Gastropub	4.8-kilometres	60-minutes	18-minutes
	Honey & Ghee - Indian Supermarket	4.8-kilometres	61-minutes	18-minutes
	Subway	4.8-kilometres	61-minutes	18-minutes
	Red Onion Tandoori	4.8-kilometres	61-minutes	18-minutes
	Best Kebab House	4.9-kilometres	61-minutes	18-minutes
	Pret A Manger	4.9-kilometres	61-minutes	18-minutes
	Big Bazaar	4.9-kilometres	61-minutes	18-minutes
	Sportsman	5.0-kilometres	63-minutes	19-minutes
	Greggs	5.0-kilometres	63-minutes	19-minutes

Table 5.1 Cont. Summary of Local Facilities / Services (Distance to centre of Site)

Type of Amenity	Destination	Distance	Walk Journey Time*	Cycle Journey Time**
Retail / Food & Drink	Tesco Express	5.0-kilometres	63-minutes	19-minutes
	KFC Reading - Shinfield Road	5.0-kilometres	63-minutes	19-minutes
	Asda Petrol Station	5.0-kilometres	63-minutes	19-minutes
	Miah's Spencers Wood	5.0-kilometres	63-minutes	19-minutes
	Java Cafe	5.0-kilometres	63-minutes	19-minutes
*Assumed walking speed of 1.33m/s (Para. 4.41 of MfS) **Assumed urban cycle speed of 10-mph (lower limit in line with Para. 5.1.2 of LTN 1/20)				

- 5.3 The parties acknowledge that the potential delivery of Loddon Valley Garden Village ("LVGV") would materially increase both the range and proximity of accessible facilities and services available to future residents of the Appeal Site.
- 5.4 As set out in the Council's Statement of Case (CD04.03), *...there is now a higher level of confidence to conclude that LVGV is a deliverable site...* with first completions *"...projected to be in 2027/28"*.
- 5.5 In this context, the phased delivery of facilities / services and supporting infrastructure within LVGV would increase accessibility for the Appeal Site.

Visibility Splays

- 5.6 Subject to the delivery of the additional eastbound build-out, shown on Plan 25103 / 003 (**Appendix B** of the H&TSO CG), the required visibility can be based on Manual for Streets (MfS) stopping sight distances; reflecting reduced vehicle speeds arising from traffic-calming measures.
- 5.7 From the Site meeting on 7 January 2026, it was agreed that potential improvements to Reading Road could reduce 85%ile speeds by around 3mph. Therefore, visibility splays of 2.4-metres x 59-metres can be achieved at the Appeal Site vehicular access with no impact to the existing tree (T13).
- 5.8 The 2.4-metres x 59-metres visibility splays at the Appeal Site vehicular access are shown on Plan 25103 / 002 / Rev C (**Appendix A** of the H&TSO CG).

Sustainable Transport Initiatives / Enhanced Active Travel

Linkages

5.9 Regarding the aforementioned suite of amended and additional highway drawings, the following is agreed between parties:

- The principle of PRow enhancements, including replacement of the restrictive '*kissing gate*' on Footpath ARB01, and enhancement of PRow ARB01 from a Footpath to Bridleway would represent an opportunity to promote walking and cycling consistent with WBC's wider PRowIP objectives;
- The appropriateness of Church Lane to function as '*Quiet Lane*', reflecting the existing modal filter and low traffic environment;
- 15-mph is an appropriate design speed for a '*Quiet Lane*', as such traffic calming features should be positioned circa 40-metres centre to centre in line with DfT's LTN 1/07;
- The use of MfS-based visibility standards, reflecting reduced vehicle speeds arising from Reading Road traffic-calming measures.

Loddon Valley Garden Village Highway Capacity

5.10 The parties agree that the Local Plan Update Evidence includes the Transport Assessment Report (2032 Interim Year Assessment) dated August 2024. It identifies mitigation measures and trigger points for highway mitigation works to enable the delivery of 800 units within LVGV.

5.11 The parties agree that reliance on highway capacity mitigation would be inconsistent with Paragraph 115(d) of the NPPF, instead professional judgement and proportionate, vision-led mitigation can be applied to the identification of an appropriate package of mitigation measures.

6. Matters Requiring Further Dialogue

6.1 The following matters are not yet fully agreed but are identified by both parties as capable of resolution through further dialogue / evidence:

- The improvements necessary to deliver the upgrade of Public Footpath ARB01 to Cycle Track or Bridleway, including appropriate wayfinding signage and stile.
- Outline of the emerging package of measures associated with LVGV; Indicative development and delivery timescales for LVGV; Relationship of the Appeal Site to phased delivery of LVGV, thereby helping inform obligations necessary to improve access to facilities and services.
- The nature, scope, and proportionality of any additional mitigation measures that may be appropriate to address interim highway conditions, having regard to Paragraphs. 115(d) and 116 of the NPPF.
- The preparation of a Stage 1 Road Safety Audit ("RSA1") Audit Brief in respect of the updates to the Appeal Site vehicular access and off-site highway works package, recording any relaxations / departures from standard such that there is potential to complete an RSA1 before the Appeal is determined.

7. Additional Matters Not Agreed at Date of Lodging of Appeal

7.1 Additional matters not agreed between parties include:

- Whether the Appeal Site prejudices the delivery of LVGV and/or results in forecast cumulative residual effects becoming severe.

8. Agreement

8.1 This document is accepted as the agreed Highways SoCG, at the position of submitting the SoCG, for the Appeal being considered under PINS Ref: APP/X0360/W/25/3371069



Signed.....

Matt Stevens

Name.....

9th February 2025

Date.....

on behalf of Milestone Transport Planning Limited acting on behalf of Dandara Southern Ltd & Elstree Land Ltd (Appellant)



Signed.....

Alan Lewis

Name.....

10th February 2025

Date.....

on behalf of Wokingham Borough Council, the Highway Authority