

From: James Rand <james@paulbashamassociates.com>
Sent: 05 March 2025 14:09:41 UTC+00:00
To: "Sean Watson" <sewatson@dandara.com>;
"danielbradbury@elstreeland.co.uk" <danielbradbury@elstreeland.co.uk>; "peter@ruskins-tree-consultancy.co.uk" <peter@ruskins-tree-consultancy.co.uk>
Cc: "Adam Constantinou" <A.Constantinou@woolfbond.co.uk>; "Brigid Taylor" <b.taylor@woolfbond.co.uk>; "Steven Brown" <S.brown@woolfbond.co.uk>; "Luke Rodgers" <l.rodgers@paulbashamassociates.com>
Subject: RE: Land North Of Reading Road, Arborfield - 243099
Attachments: 147.0017-0006-P02.pdf, 147.0017.0001-P07.pdf, 147.0017-0009-P01.pdf

Hi all

Further to the below please see attached:

- 6m wide access with 10m radii – widened equally to keep the centreline the same
- Tracking through the revised access
- Drawing showing the emergency access in the location of the existing access almost opposite Walden Avenue

Just to note the larger access impacts T14 to a greater extent than before but having checked Peter's tree report this was always going to be removed anyway. [@peter@ruskins-tree-consultancy.co.uk](mailto:peter@ruskins-tree-consultancy.co.uk) please could you confirm?

Kind regards,

[James Rand](#)

Associate

Transport Planning

MSc MCIHT



Central Region

☎ +44 (0) 7391 821278

📍 The Lambourn, Wyndyke Furlong, Abingdon, Oxfordshire, OX14 1UJ

🌐 www.paulbashamassociates.com

Southern | Central | Eastern

From: James Rand

Sent: 05 March 2025 10:31

To: Sean Watson <sewatson@dandara.com>; danielbradbury@elstreeland.co.uk

Cc: Adam Constantinou <A.Constantinou@woolfbond.co.uk>; Brigid Taylor

<b.taylor@woolfbond.co.uk>; Steven Brown (s.brown@woolfbond.co.uk) <S.brown@woolfbond.co.uk>

Subject: RE: Land North Of Reading Road, Arborfield - 243099

Hi Sean

To give you an update on this, it's proven tricky to find a time for a call but have 10am tomorrow in the diary with Gordon. Unfortunately he is on leave after tomorrow until 20th March so I will talk through and have the email ready to go so he can hopefully respond before the end of the day.

The drawings are being finalised as we speak so we can show them to Gordon – I'll ping round shortly to make sure no issues from the team's perspective.

Kind regards,

James Rand

Associate

Transport Planning

MSc MCIHT



Central Region

☎ +44 (0) 7391 821278

📍 The Lambourn, Wyndyke Furlong, Abingdon, Oxfordshire, OX14 1UJ

🌐 www.paulbashamassociates.com

Southern | Central | Eastern

From: Sean Watson <sewatson@dandara.com>

Sent: 27 February 2025 12:32

To: James Rand <james@paulbashamassociates.com>; danielbradbury@elstreeland.co.uk

Cc: Adam Constantinou <A.Constantinou@woolfbond.co.uk>; Brigid Taylor <b.taylor@woolfbond.co.uk>; Steven Brown (s.brown@woolfbond.co.uk) <S.brown@woolfbond.co.uk>

Subject: RE: Land North Of Reading Road, Arborfield - 243099

Hi James

As just discussed, my comments are below.

Please go back to Mark and Gordon this afternoon with how you will responding on each point, and ask if Gordon can jump on Teams for a 15 minute run through before the end of the week to get his agreement on all points, whilst your team is working on them in the background.

Thank you

Sean

From: James Rand <james@paulbashamassociates.com>
Sent: 27 February 2025 10:02
To: danielbradbury@elstreeland.co.uk; Sean Watson <sewatson@dandara.com>
Cc: Adam Constantinou <A.Constantinou@woolfbond.co.uk>; Brigid Taylor <b.taylor@woolfbond.co.uk>; Steven Brown (<s.brown@woolfbond.co.uk> <S.brown@woolfbond.co.uk>)
Subject: RE: Land North Of Reading Road, Arborfield - 243099

WARNING: This email is from an External Source. Think Carefully before clicking on links or attachments.

Hi Adam,

Thanks for passing on. Unfortunate he hasn't come back to us direct, but pleased that many of the matters are resolved.

In terms of the remaining points:

- 21) Review the width of the access from Reading Road **Current design complies with WBC guidance [HRN para 2.23]** but can increase width if prudent to achieve no objection – presume that would be your preference @danielbradbury@elstreeland.co.uk@Sean Watson? How much will it need to increase by? In principle I don't have an issue with this to get no objection.
- 24) Tie the footpath into the bus stop **Desirable but permission should not be contingent on this [HRN para 2.2]. If so, risk of WBC estates ransom** We can't absolutely confirm this as we may not be able to provide it, so it needs to stay as a desirable/potential. We need to reiterate this to Gordon and Mark as it can't be something that provides a reason to object
- 26) show an additional emergency access **2.4 of HRN explains that an existing access meets the requirements for emergency access. Can provide dimensioned plan to reassure** Yes please provide a dimensioned plan
- 60) Vis splay calculations required **2.18 of HRN** Highlight to him where these are found and spell out the calculations if you need to!
- 62) Confirmation of diameter of tree near site access **2.20 of HRN / Appendix B of TA – drawing is based on topo that captures trunk widths** Reiterate this
- 64) Pedestrian vis splays required **2.20 of HRN / Appendix B of TA – shown on drawing so not sure what more can be needed** Reiterate this is where they're found Gordon – screenshot them if you need to!
- 65-67) Further swept path analysis requested **2.22-2.24 of HRN explain. If amending access we will update tracking. Please update once entrance widened**

To note also that at para 87 Gordon has suggested a value of £100k to improve the bus stops... I assume this is a typo but will seek to clarify. On that note, happy to arrange a call to run through with Gordon. Please question this cost. £10-£20k is a suitable figure – use recent experience elsewhere where you've upgraded the same amount of bus stops?

Kind regards,

James Rand

Associate

Transport Planning

MSc MCIHT



Central Region

☎ +44 (0) 7391 821278

📍 The Lambourn, Wyndyke Furlong, Abingdon, Oxfordshire, OX14 1UJ

🌐 www.paulbashamassociates.com

Southern | Central | Eastern

From: Adam Constantinou <A.Constantinou@woolfbond.co.uk>

Sent: 26 February 2025 17:45

To: Sean Watson <sewatson@dandara.com>; Daniel Bradbury <danielbradbury@elstreeland.co.uk>; James Rand <james@paulbashamassociates.com>

Cc: Brigid Taylor <b.taylor@woolfbond.co.uk>; Steven Brown <S.brown@woolfbond.co.uk>

Subject: FW: Land North Of Reading Road, Arborfield - 243099

Hi All,

Gordon went straight back to Mark with his comments on the additional highways work rather than working with us...

For the most part, he's content with the additional information. However, there are a few points that need picking up (numbers relate to paras in Gordons comments attached):

- 21) Review the width of the access from Reading Road
- 24) Tie the footpath into the bus stop
- 26) show an additional emergency access
- 60) Vis splay calculations required
- 62) Confirmation of diameter of tree near site access
- 64) Pedestrian vis splays required
- 65-67) Further swept path analysis requested

We know he's not the most observant when reviewing documents so, @James Rand , can you review his comments and flag up any glaring errors please. I think we organise another call with Gordon once you've done this to iron out the creases.

Many Thanks,

Adam Constantinou Bmus (Hons) MA MRTPI

Woolf Bond Planning Ltd
The Mitfords
Basingstoke Road
Three Mile Cross
Reading
RG7 1AT

Tel: 01189 884923
Mob: 07379 606870

www.woolfbond.co.uk



Woolf Bond Planning
Chartered Town Planning Consultants

From: Mark Croucher <Mark.Croucher@wokingham.gov.uk>

Sent: 26 February 2025 16:43

To: Adam Constantinou <A.Constantinou@woolfbond.co.uk>

Cc: Brigid Taylor <b.taylor@woolfbond.co.uk>

Subject: RE: Land North Of Reading Road, Arborfield - 243099

Hi Adam,

I had a response from Highways today regarding the additional information submitted – see attached.

Still chasing Trees & Landscape and ecology.

Sincerely.

Mark Croucher BA (Hons) MSc
Principal Planning Officer Team Manager - Development Management

Tel: 07919397028

Email: mark.croucher@wokingham.gov.uk

This email constitutes Officer opinion only and does not constitute any formal determination under the Town & Country Planning Act.

Please submit your application electronically via the Planning Portal website at: <https://www.planningportal.co.uk/>

From: Adam Constantinou <A.Constantinou@woolfbond.co.uk>

Sent: 26 February 2025 09:42

To: Mark Croucher <Mark.Croucher@wokingham.gov.uk>

Cc: Brigid Taylor <b.taylor@woolfbond.co.uk>

Subject: Land North Of Reading Road, Arborfield - 243099

WARNING!

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

This mail is from an external sender - please do not click any links or open any attachments unless you trust this sender, and know the content is safe

Hi Mark,

I hope you're well.

Have you received any further consultee responses for the reading Road, Arborfield application?

I look forward to hearing from you.

Many Thanks,
Adam Constantinou Bmus (Hons) MA MRTPI

Woolf Bond Planning Ltd
The Mitfords
Basingstoke Road
Three Mile Cross
Reading
RG7 1AT

Tel: 01189 884923
Mob: 07379 606870

www.woolfbond.co.uk



Woolf Bond Planning
Chartered Town Planning Consultants

IMPORTANT: This e-mail (including any attachments) is intended only for the recipient(s) named above. It may contain confidential or privileged information and should not be read, copied or otherwise used by any other person. If you are not a named recipient please contact the sender and delete this e-mail from your system.

Cybercrime Alert: Please be aware that we will not notify you of any changes to important information, such as and specifically bank account details, by email. If you receive any email suggesting there has been such a change, please talk to us by telephone as soon as you can.

DISCLAIMER You should be aware that all e-mails received and sent by this Council are subject to the Freedom of Information Act 2000 and therefore may be disclosed to a third party. (The information contained in this message or any of its attachments may be privileged and confidential and intended for the exclusive use of the addressee). The views expressed may not be official policy but the personal views of the originator. If you are not the addressee any disclosure, reproduction, distribution, other dissemination or use of this communication is strictly prohibited.

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

IMPORTANT: This e-mail (including any attachments) is intended only for the recipient(s) named above. It may contain confidential or privileged information and should not be read, copied or otherwise used by any other person. If you are not a named recipient please contact the sender and delete this e-mail from your system.

Cybercrime Alert: Please be aware that we will not notify you of any changes to important information, such as and specifically bank account details, by email. If you receive any email suggesting there has been such a change, please talk to us by telephone as soon as you can.

DISCLAIMER: The information contained in this email is intended for the named recipient only. It may contain privileged and/or confidential information and if you are not an intended recipient you must not copy, distribute or take any action in reliance on it. If you have received this message in error please notify us immediately by email to admin@dandara.com. Recipients must understand that conclusions, opinions and other information contained in the above email not relating to the official scope of business of Dandara Group Holdings Limited or associated companies shall be deemed not to have been given or endorsed by Dandara Group Holdings Limited or associated companies.