

Arborfield Green Parcel A, B, C & D

Technical Note Relating to; Temporary Sales Access

For

Wokingham Borough Council

Project Number:

22585

September 2025

Version 1 Dated 10.09.2025

Iesis Civils

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Introduction

Iesis have been appointed to complete the civil engineer design for the above scheme.

This technical note is aimed at supporting the planning application pertaining to the temporary sales access.

Use

The application seeks permission for a temporary sales access road.

The access road is proposed to allow sales personnel to begin selling the dwellings ahead of their construction and completion at the Land Arborfield Green (Parcel A). It is anticipated the sales units in parcel A will be prioritised in terms of the construction programme. Once they are in operation, the access road will allow potential purchasers to visit view these plots.

Amount

The overall size of the temporary access road measures 0.03 ha.

It should be noted that this application is only for a temporary access, following the duration of the granted temporary access, all hard-standing, road layouts, etc will be reinstated in line with the reserved matters that are currently approved.

Layout

The temporary access road arrangements are shown on Iesis's layout drawing 22585-23-04. It is intended to use the space taken by the two permanent unallocated parking bays to gain access to the permanent access road which fronts plots 1-8. Plot 5's bays will be unaffected.

Vehicular Access

The access utilises the access point previous used by Crest Nicholson off of Sheerlands Road. The visibility splays, vehicular tracking have been considered.

Pedestrian Connectivity

The proposed permanent path which abuts the western boundary of parcel A will be used for vehicular access (only for sales purposes), with a pedestrian crossing facility over the proposed temporary access road. In addition, a new pedestrian link will be formed to provide connectivity to, and across Sheerlands Road.

The pedestrian visibility splays have been considered within the design.

These pedestrian links will be removed and or modified when the temporary access road has been removed, and the permanent approved footways will be installed.

Design and Planning Considerations

The proposed revisions to the access road are for a temporary period only.

It will enable sales access to the site prior to the completion of the permanent access to the site for potential new residents.

These temporary proposals will have no negative impact on the ongoing construction or delivery of the site and will facilitate the early sales phase of the development.

Appendices

1 – Temporary Access General Arrangement

THE ABOVE IS SUBMITTED FOR ACCEPTANCE

Name: G Wilby
Director
IESIS Ltd

Date: 10.09.2025