

Land North of Reading Road, Arborfield

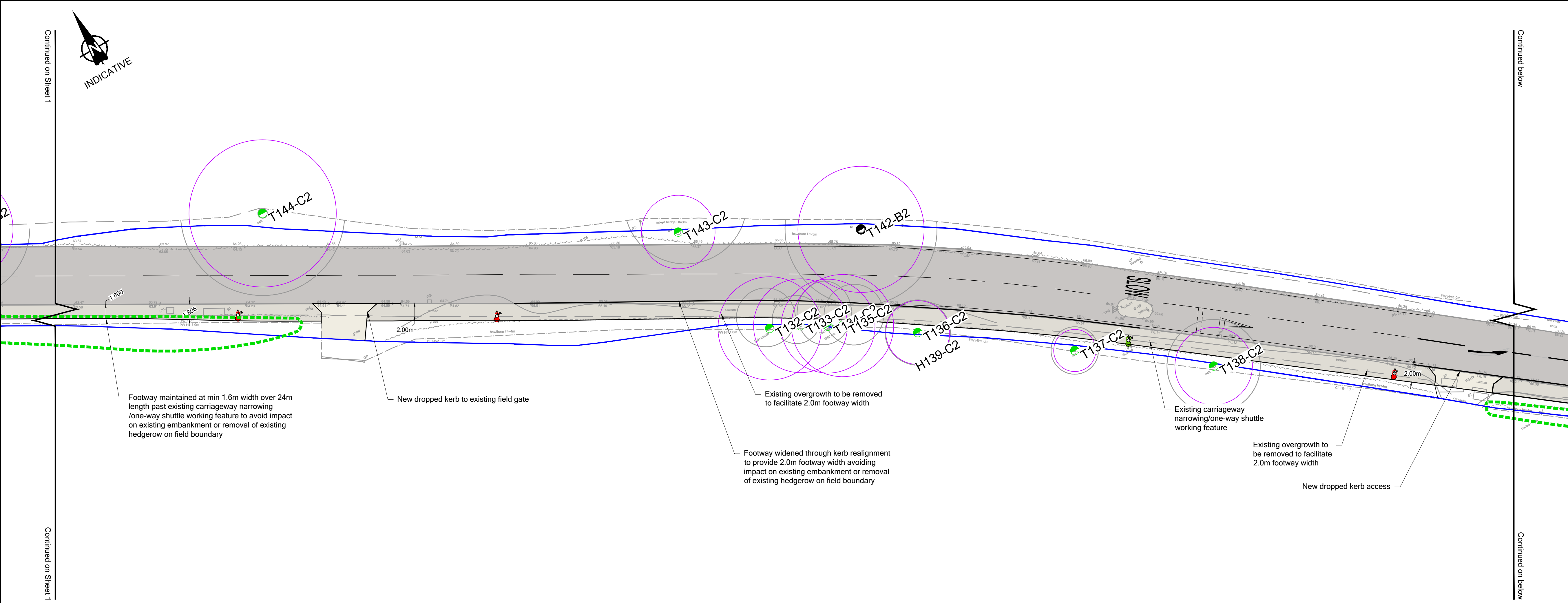
Appeal by Dandara Southern Ltd & Elstree Land Ltd

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



Schedule of Plans

Plan No.	Rev.	Plan Title	CD Ref.	Notes
25103-001	D	Enhanced Active Travel Linkages to Local Facilities + Services on Reading Road (Sheet 1 of 2)	CD13.08.01	Attached at Appendix MS10 of the Appellant's Highways PoE (Feb '25) and at at Appendix B of the H&TSocG
		Enhanced Active Travel Linkages to Local Facilities + Services on Reading Road (Sheet 2 of 2)		
25103-002	C	Proposed Site Access General Arrangement Plan	CD05.05.A	Attached at Appendix A of the H&TSocG
25103-003	-	Reading Road Additional Eastbound Build-out (Chicane)		
25103-004	-	Reading Road Additional Westbound Build-out (Chicane)		
25103-005	A	Church Lane 'Quiet Lane' Proposals	CD13.14	Attached at Appendix MS19 of the Appellant's Highways Rebuttal (Supersedes Appendix MS12 of the Appellant's Highways PoE (Feb '25))
25103-006	C	Access Details and Tree Removals Plan	CD23.04	Indicative pedestrian access to Church Lane updated in 25103-005 Rev A.
25103-007	-	Site Access Long Section	CD13.10.01	Attached at Appendix D of the Appellant's Drainage PoE (Feb '25)
25103-TK01	-	Walden Avenue Junction Improvements / Swept Path Analysis Inter Alia Emergency Access / Bus Stop Improvements	CD05.05.A	Attached at Appendix B of the H&TSocG
052403-DAN-MP04	A	Illustrative Masterplan	CD23.01	-



Notes

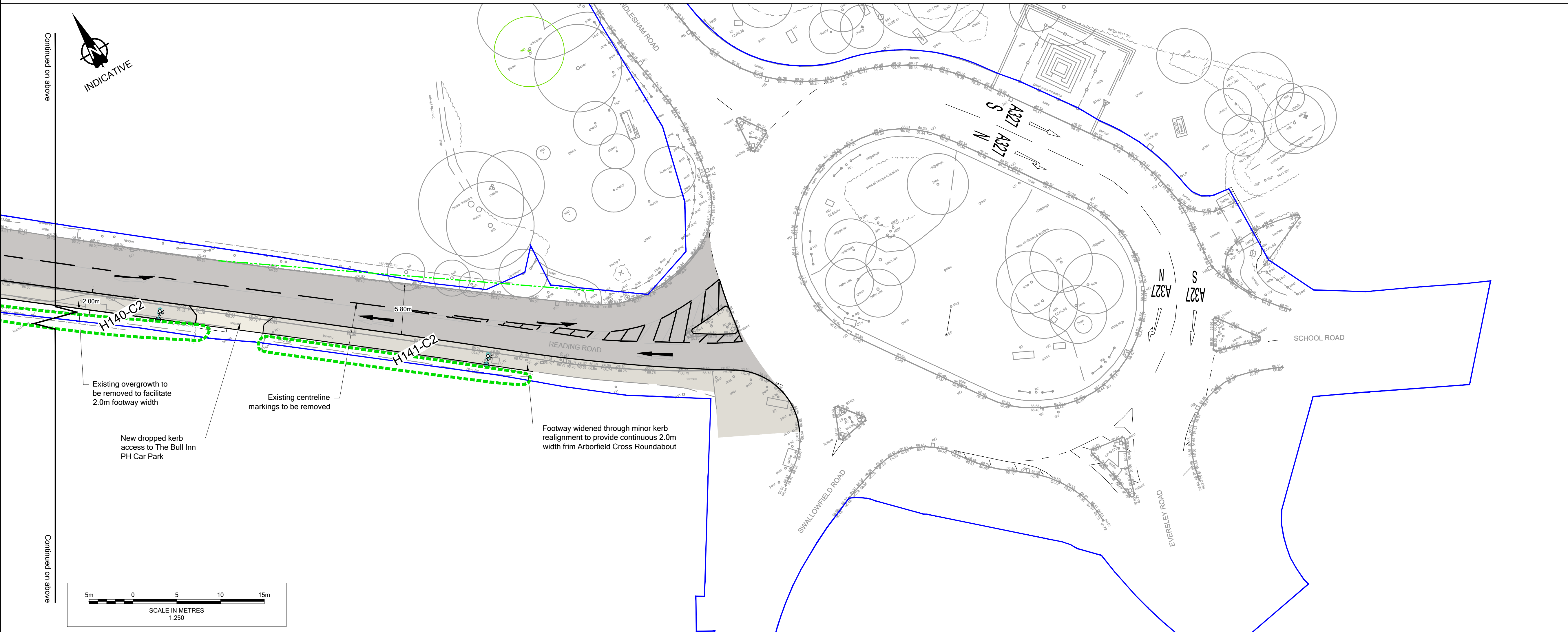
- Do not scale from this drawing. All dimensions shown are in metres unless noted otherwise.
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Key

- BS Proposed Bus Stop
- Highway Boundary
- Site Boundary
- Existing column to remain
- 6m WBC specification conical tapered aluminium column as supplied by Aluminium Lighting Company (3.00km Output)
- 6m WBC specification conical tapered aluminium column as supplied by Aluminium Lighting Company (4.40km Output)
- 6m WBC specification conical tapered aluminium column as supplied by Aluminium Lighting Company (G4 Luminous Intensity)
- Existing Tree Root Protection Area. Refer to RTC drawings for details
- Existing Trees to be removed. Refer to RTC drawings for details
- Existing Hedgerow. Refer to RTC drawings for details.
- Pedestrian Visibility Splay - 1.5m x 59m, based on an anticipated speed of 37mph and MIS SSD
- Junction Visibility Splay - 2.4m x 59m, based on an anticipated speed of 37mph and MIS SSD

Legend

- Carriageway
- Footway
- Grass Verge
- Vehicle Crossover / Driveway
- Internal pathway
- Uncontrolled Buff Tactile
- Corduroy Tactile



Ordnance Survey Licence number: 100057360

Drawing Revisions

Rev:	Dm:	Date:	Details:	Chk:	App:
-	JB	19/08/2025	First issue	--	MS
A	JB	01/10/2025	Mapping data updated, layout amended	--	MS
B	JB	14/10/2025	Lighting design and retaining wall added	--	MS
C	LP	15/10/2025	RPAs Added	--	MS
D	MB	27/01/2026	RPAs updated, footway amended	--	MS

Client

Dandara Southern Ltd + Elstree Land Ltd

Project

Land North of Reading Road, Arborfield

Title

Enhanced Active Travel Linkages to Local Facilities + Services on Reading Road (Sheet 2 of 2)

MILESTONE
TRANSPORT PLANNING
7 Ancells Court, Rye Close, Fleet, Hampshire, GU51 2UY
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Scale

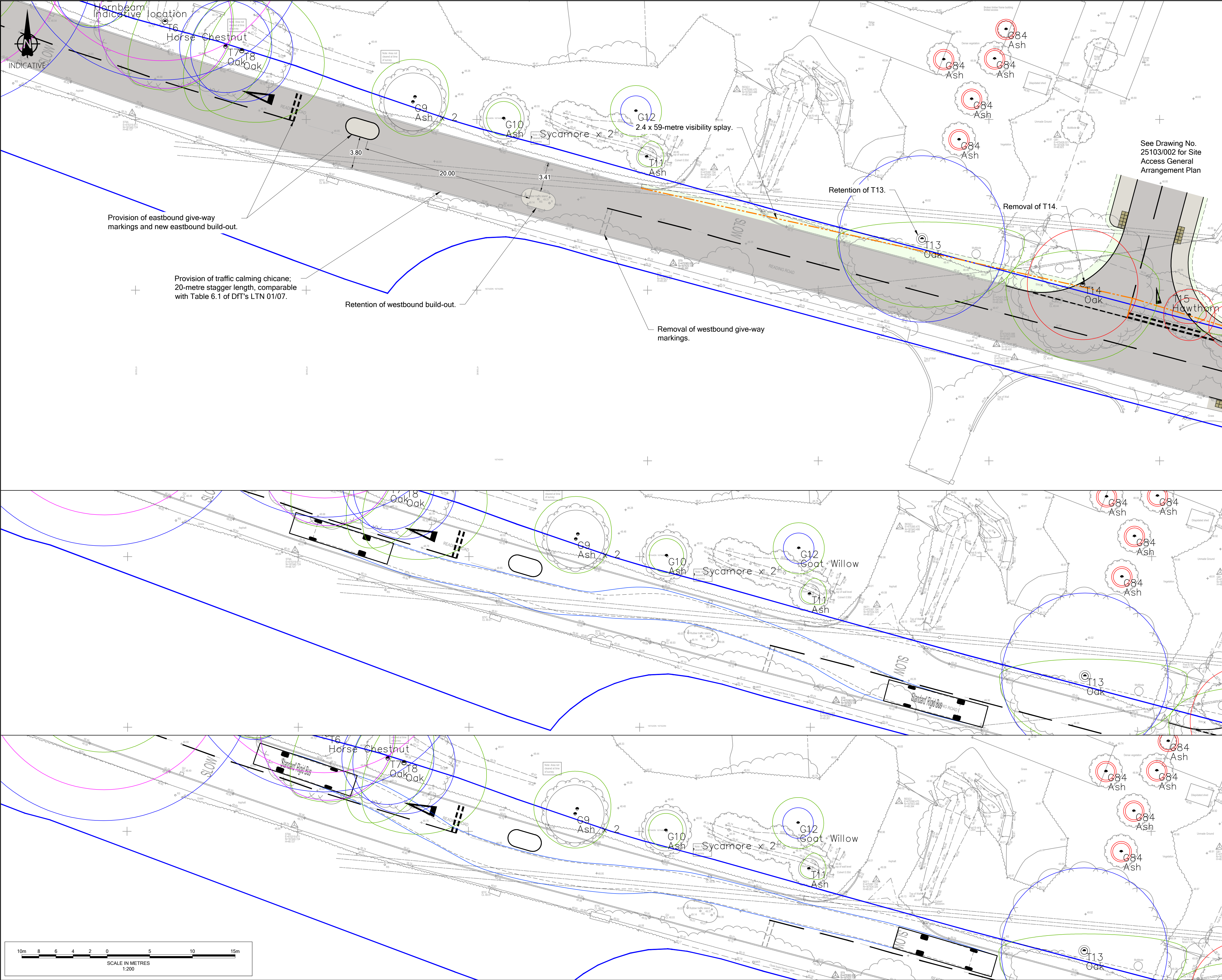
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Revision

D

Drawing Number

25103/001/02



Notes

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- 'Standard' Rigid Bus swept-path analysis has been conducted at 25-mph.

Key

- Highway Boundary
- Pedestrian Visibility Splay - 1.5m x 59m, based on an anticipated speed of 37mph and MIS SSD
- Junction Visibility Splay - 2.4m x 59m, based on an anticipated speed of 37mph and MIS SSD
- Existing Tree Root Protection Area. Refer to RTC drawings for details
- Existing Trees to be removed. Refer to RTC drawings for details

Carriageway
Footway
Verge
Embankment / Earthworks Slope
Area for Landscaping
Vehicle Crossover / Driveway
Internal pathway
Uncontrolled Buff Tactile
Corduroy Tactile

Vehicle Profile

'Standard' Rigid Bus	12.000m
Overall Length	2.550m
Overall Width	3.069m
Overall Body Height	0.309m
Min Body Ground Clearance	2.350m
Track Width	4.00s
Lock to lock time	10.771m
Wail to Wail Turning Radius	

Ordnance Survey Licence number: 100057360

Rev:	Dm:	Date:	Details:	Chk:	App:
-	MB	28/01/2026	First issue	ZM	MS

Client

Dandara Southern Ltd + Elstree Land Ltd

Project

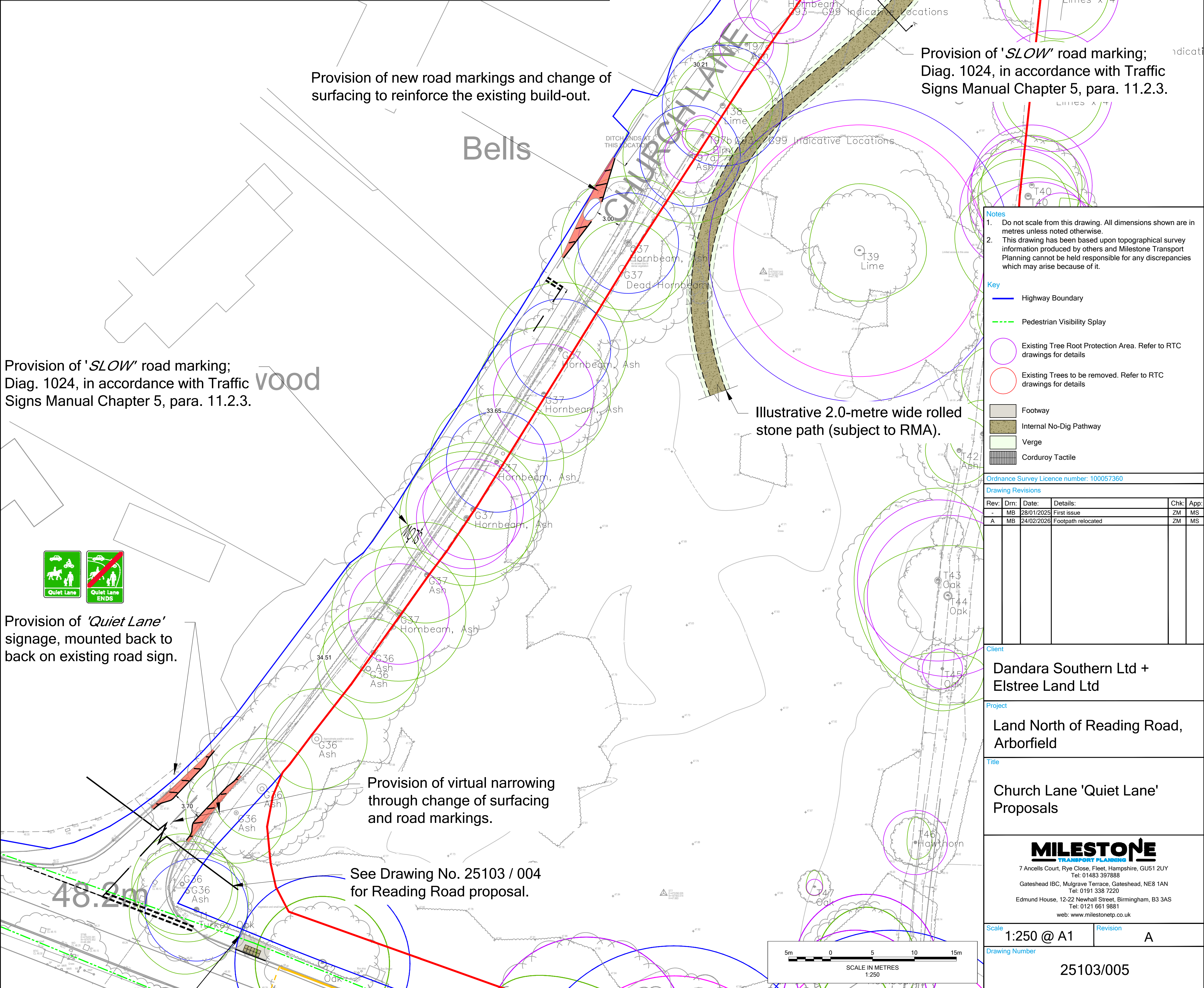
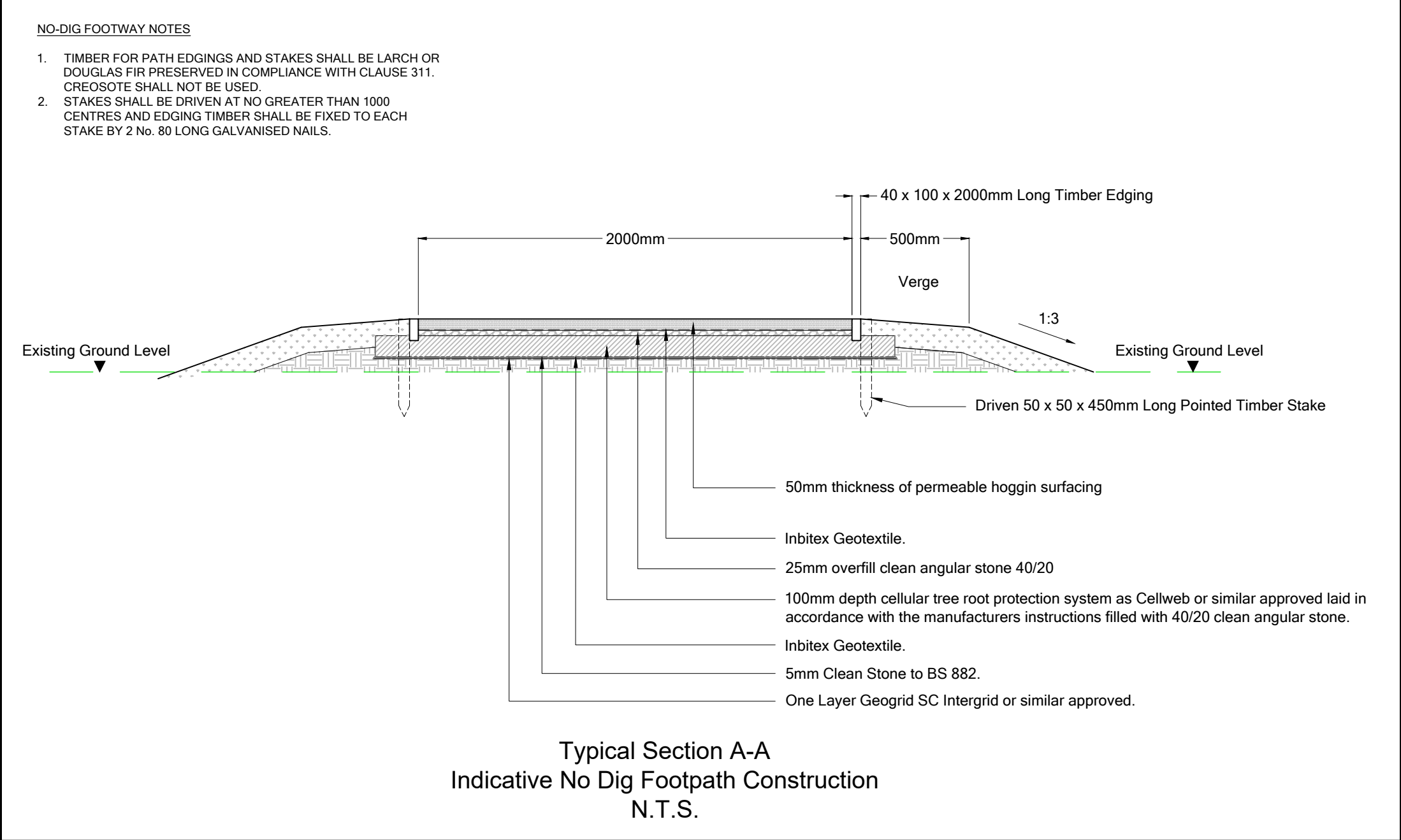
Land North of Reading Road, Arborfield

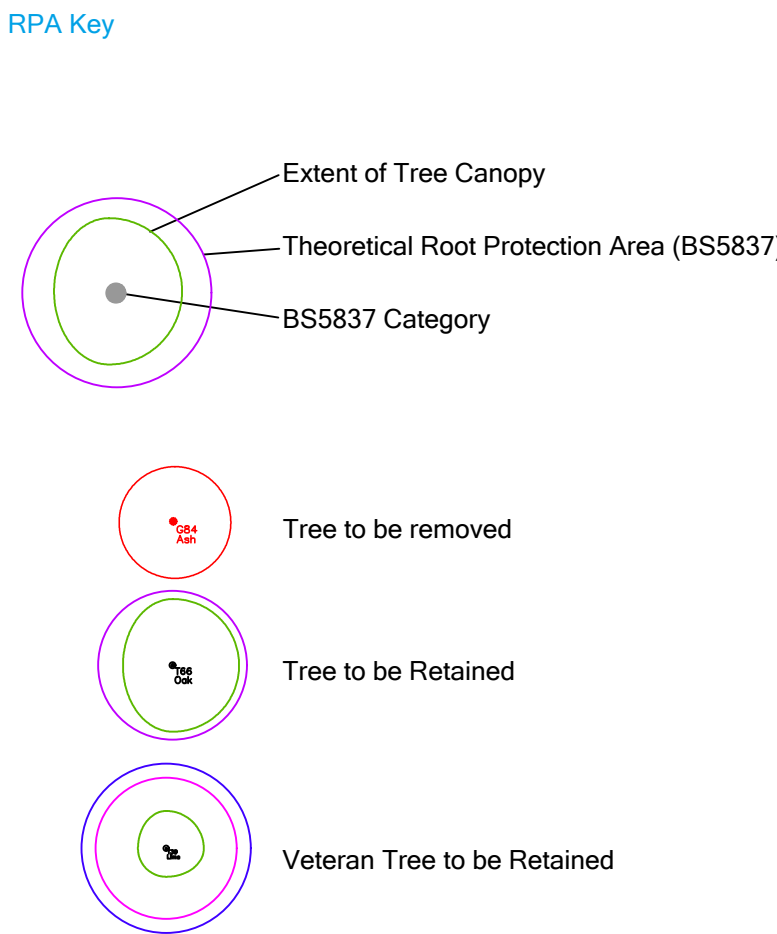
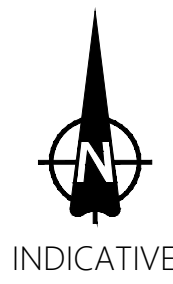
Title

Reading Road Additional Eastbound Build-out (Chicane)

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Scale	1:200 @ A1	Revision	-
Drawing Number	25103/003		





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- Key
- Tree to be removed
 - Highway Boundary
 - Junction Visibility Splay - 2.4m x 59m, based on an anticipated speed of 37mph and MIS SSD

Ordnance Survey Licence number: 100057360

Drawing Revisions					
Rev:	Dm:	Date:	Details:	Chk:	App:
-	MB	28/01/2026	First issue	ZM	MS
A	MB	29/01/2026	Updated Reading Road tree labels	ZM	MS
B	ZM	29/01/2026	Revised layout	ZM	MS
C	ZM	29/01/2026	Revised title	ZM	MS

Client

Dandara Southern Ltd +
Elstree Land Ltd

Project

Land North of Reading Road,
Arborfield

Title

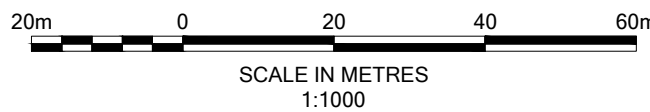
Access Details and Tree
Removals Plan

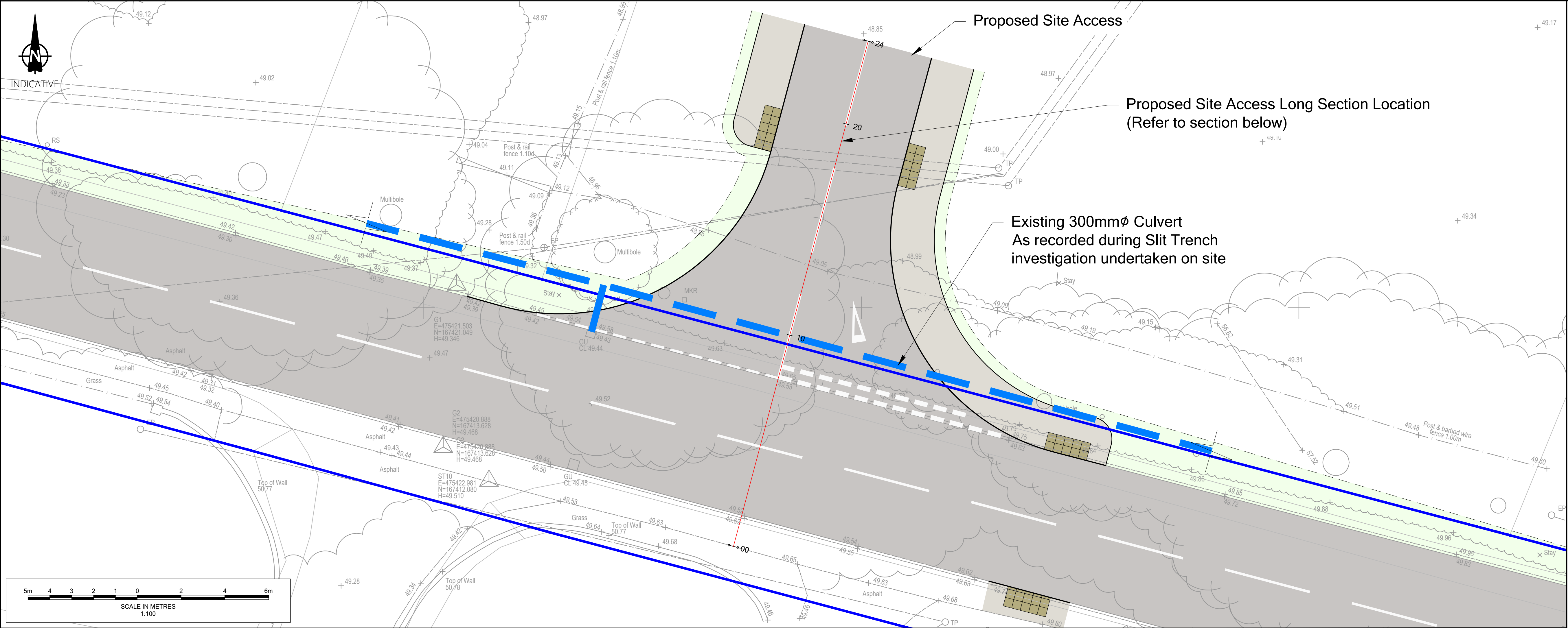
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Scale
1:1,000 @ A1

Revision
C

Drawing Number
25103-006





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Key - Plan View

Existing Highway Boundary

Proposed Site Access Alignment with chainages

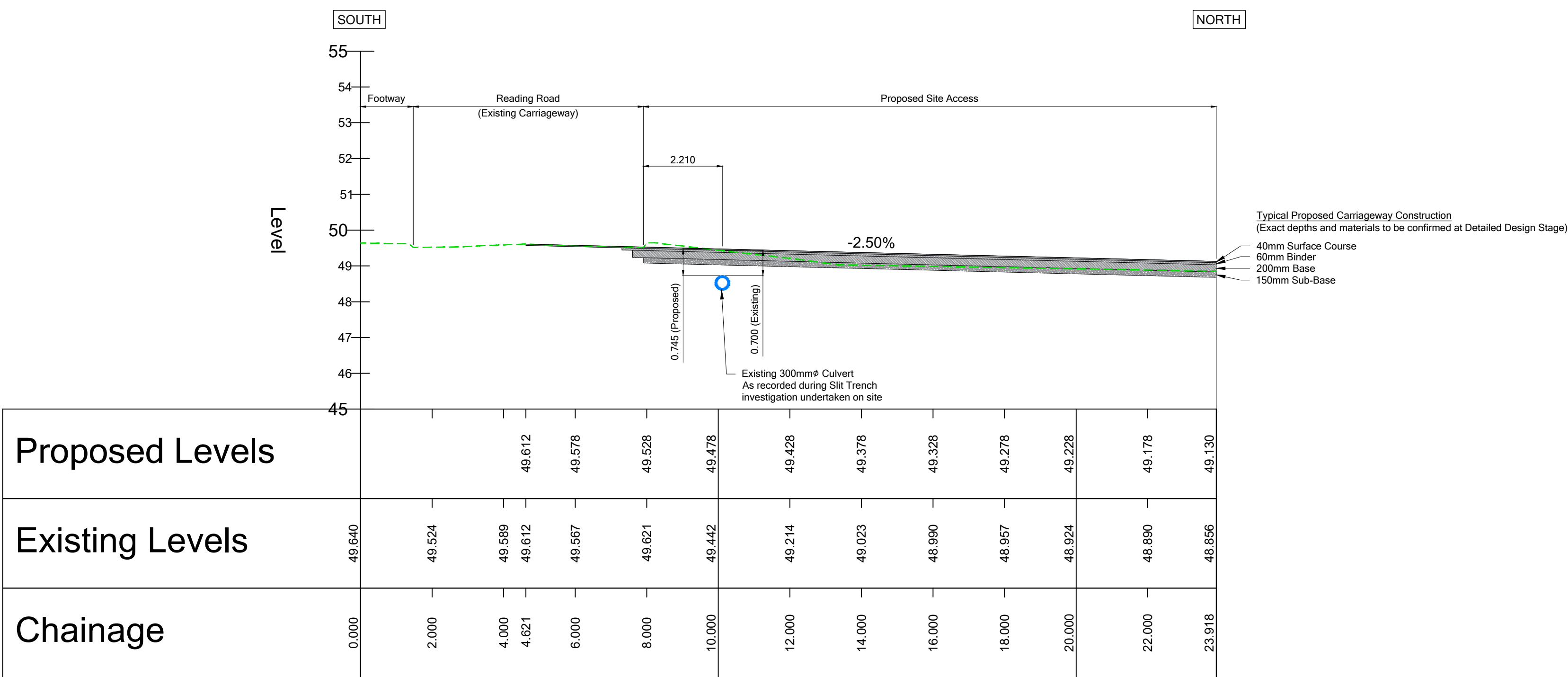
Existing 300mmØ Culvert

Key - Profile View

Existing Ground Profile

Proposed Ground Profile

ACCESS CENTRELINE - LONGSECTION
SCALE: H 1:100,V 1:100. DATUM: 45.000



Ordnance Survey Licence number: 100057360

Drawing Revisions

Rev:	Dm:	Date:	Details:	Chk:	App:
-	PK	03/02/2026	First issue	ZM	MS

Client

Dandara Southern Ltd + Elstree Land Ltd

Project

Land North of Reading Road, Arborfield

Title

Site Access Long Section

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Scale

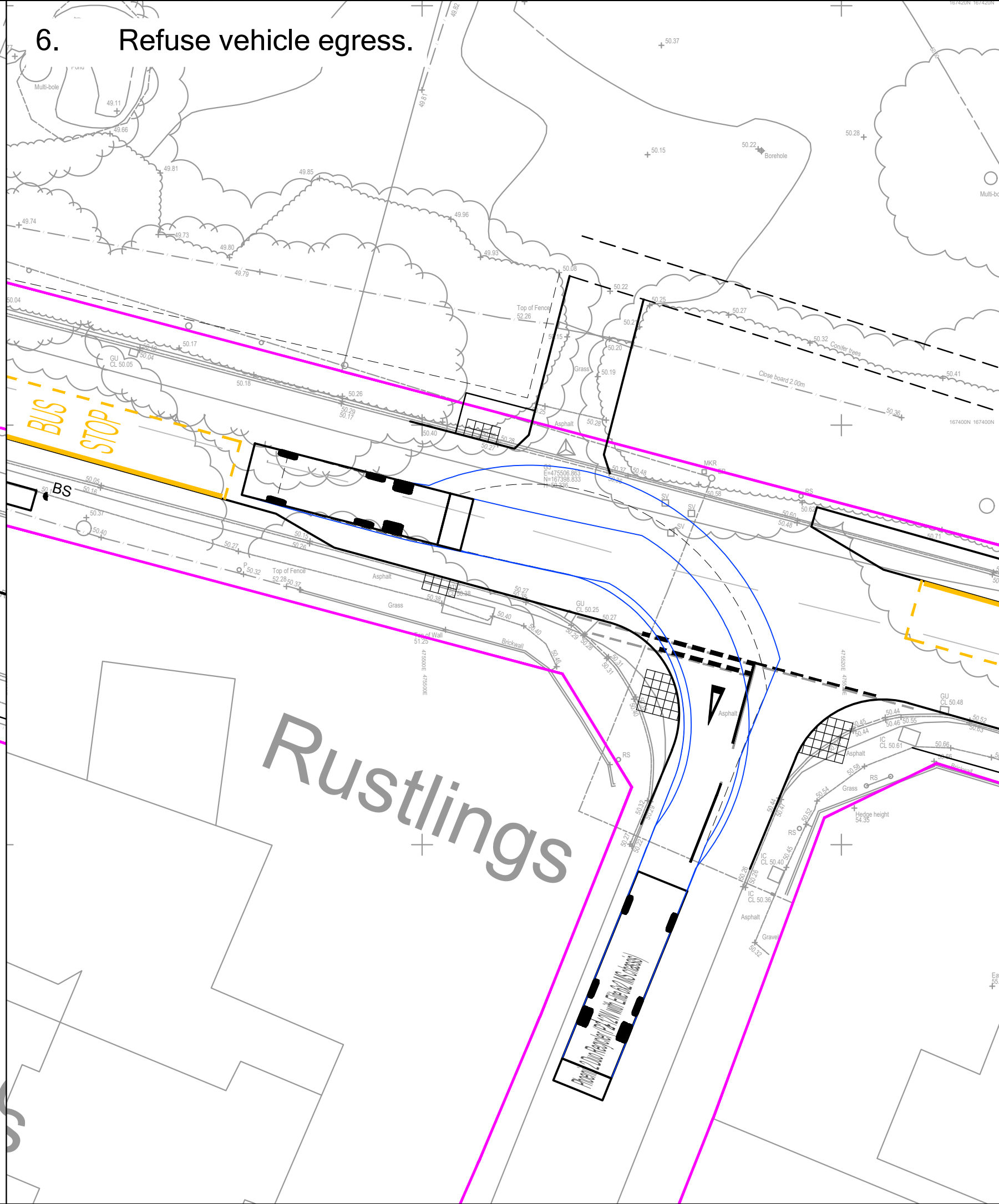
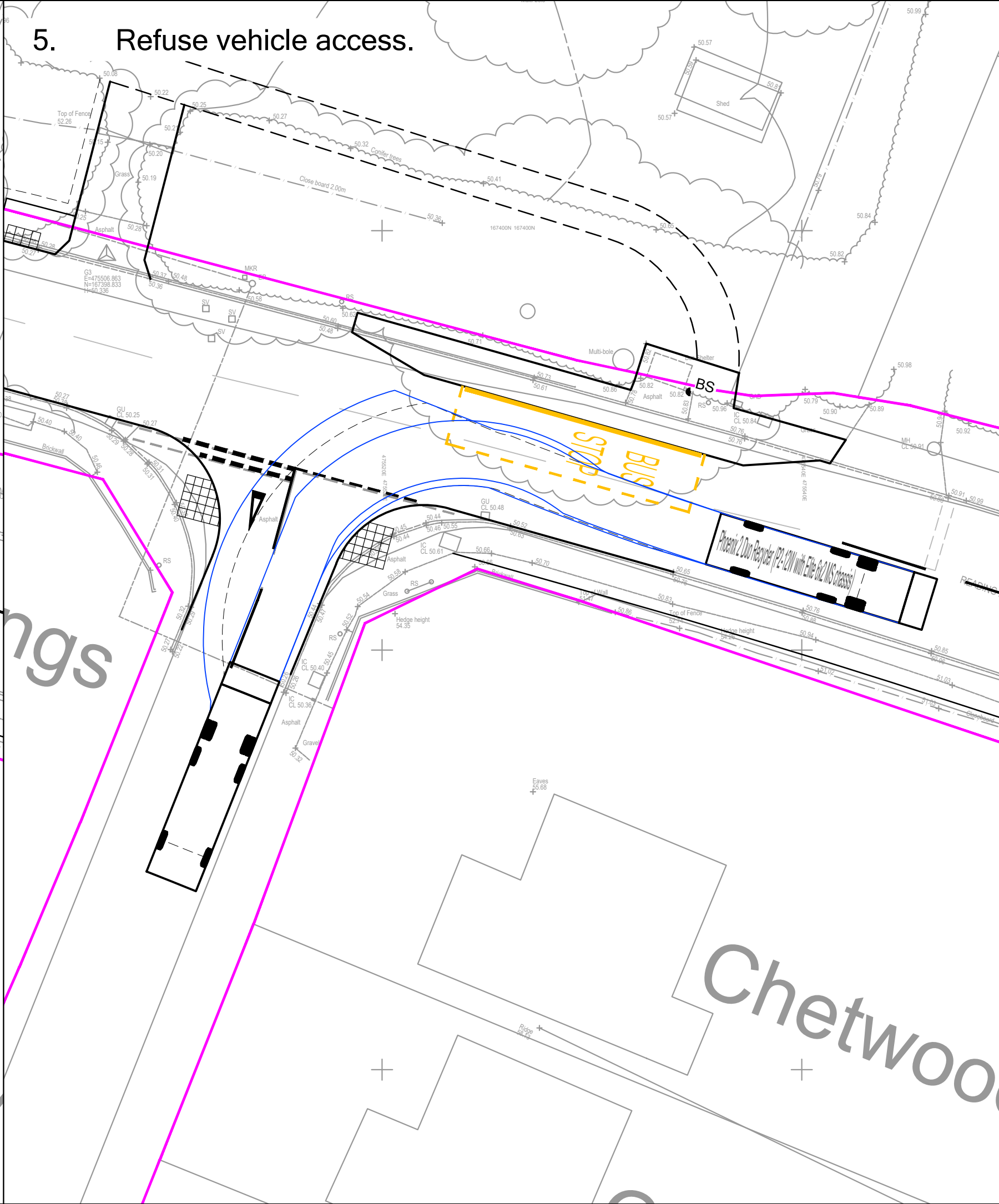
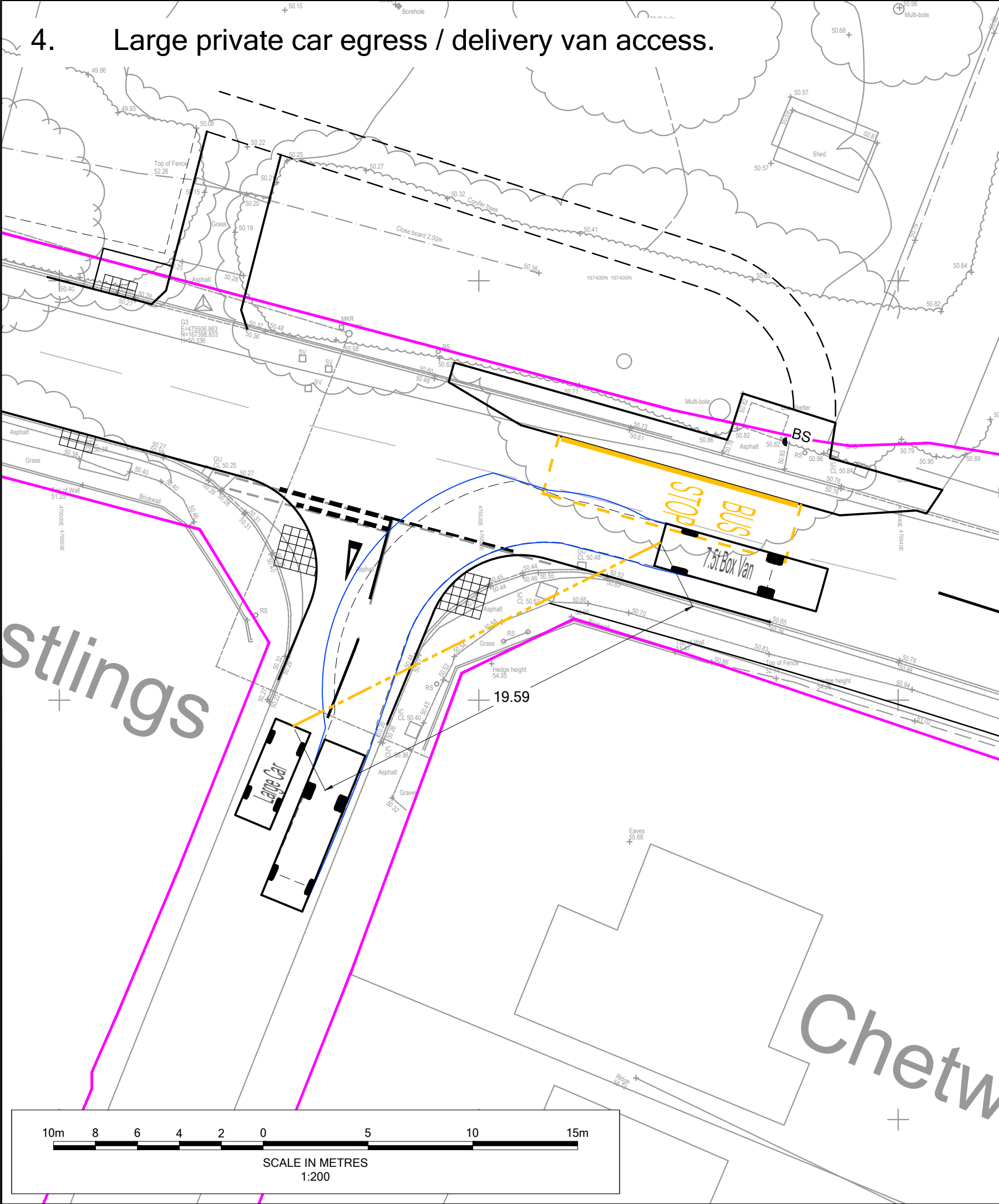
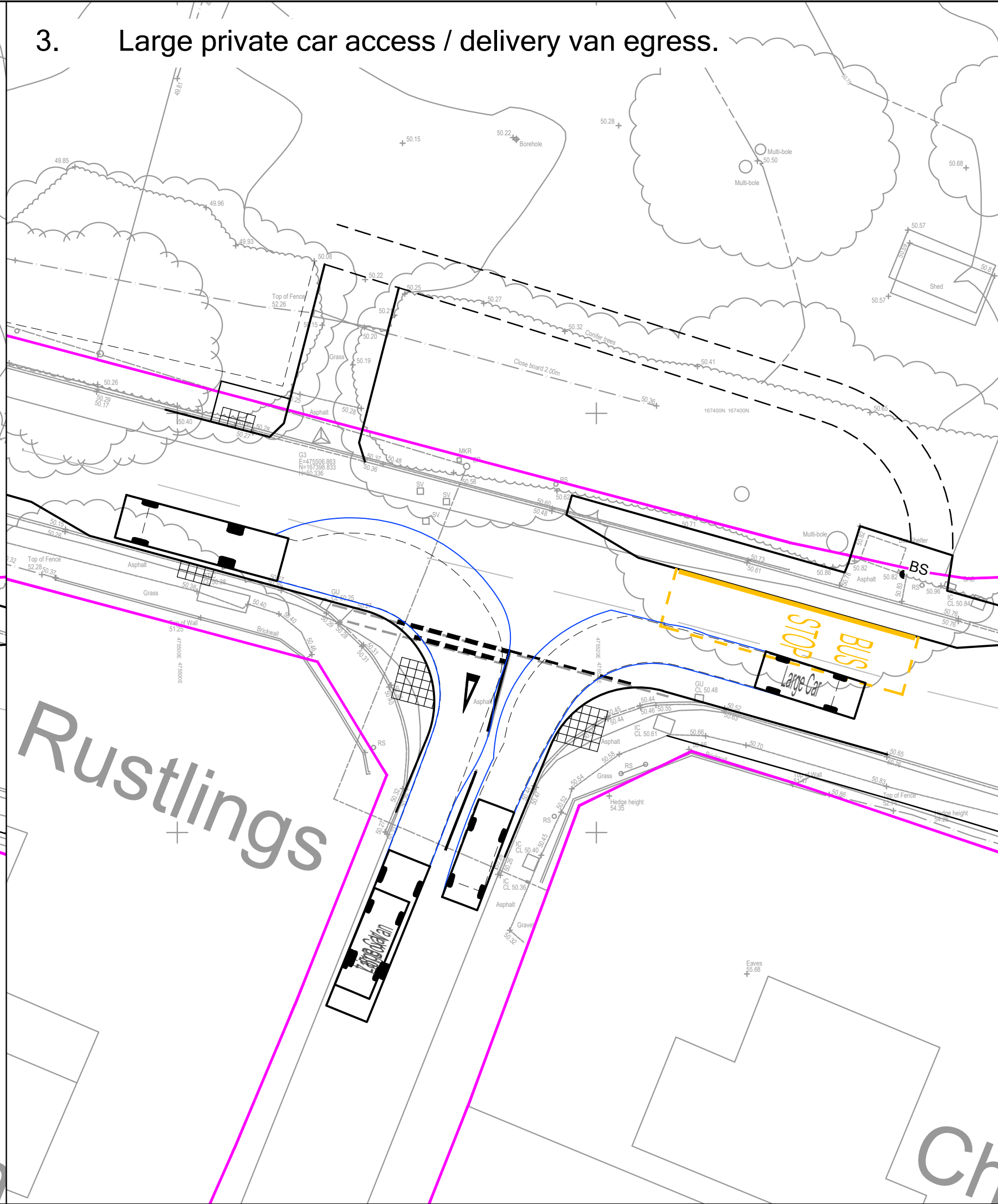
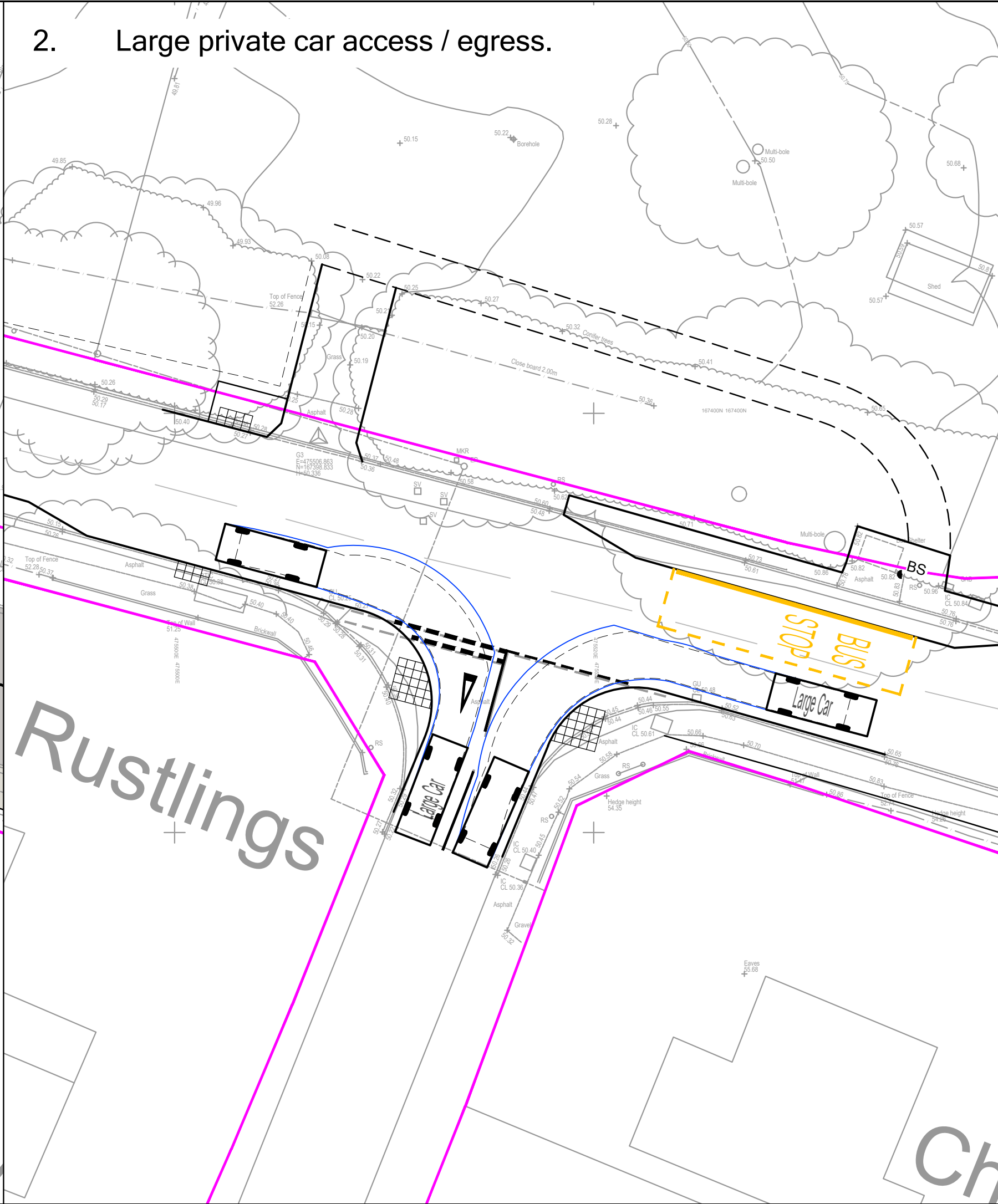
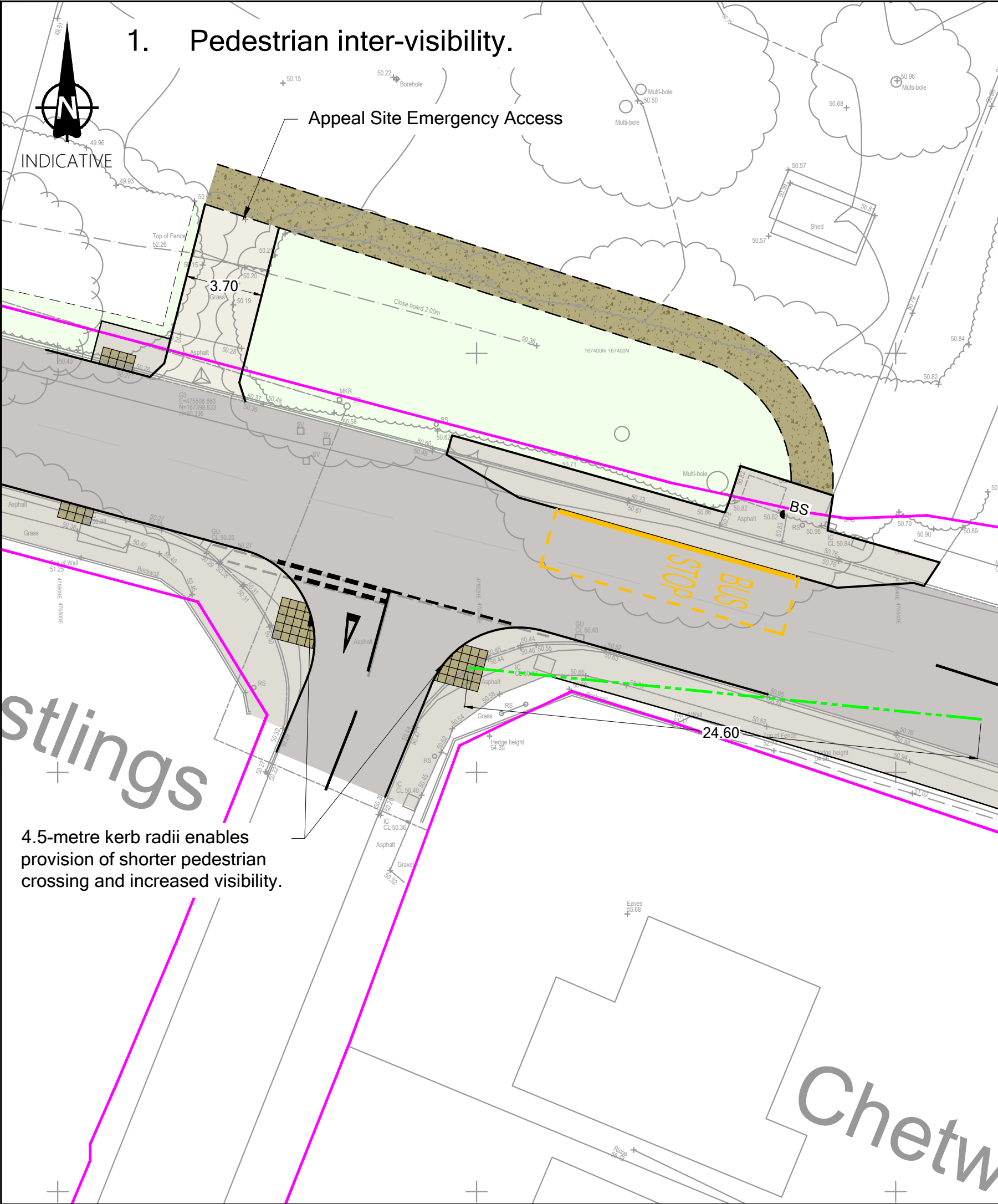
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Revision

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Drawing Number

25103/007



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Key

- Highway Boundary
- Visibility Splay to Pedestrian Crossing
- Inter-visibility Between Vehicles

Vehicle Profile

Phoenix 2 Duo Recycler (P2-12W with Elite 6x2 MS chassis)

Overall Length	10.755m
Overall Width	2.530m
Overall Body Height	3.756m
Min Body Ground Clearance	0.309m
Track Width	2.530m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	11.450m

Large Car

Overall Length	4.988m
Overall Width	1.793m
Overall Body Height	1.552m
Min Body Ground Clearance	0.287m
Track Width	1.700m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	6.200m

7.5t Box Van

Overall Length	8.010m
Overall Width	2.100m
Overall Body Height	3.559m
Min Body Ground Clearance	0.351m
Track Width	2.064m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	7.400m

FOR INFORMATION ONLY

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-	MB	28/01/2026	First issue	ZM	MS

Client

Dandara Southern Ltd + Elstree Land Ltd

Project

Land North of Reading Road, Arborfield

Title

Walden Avenue Junction Improvements / Swept Path Analysis Inter Alia Emergency Access / Bus Stop Improvements

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Scale

1:200 @ A1

Revision

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Drawing Number

25103/TK01

