
Project Title	Shinfield West Southern Allotments
Document Ref:	A243-R011 Rev B
Date:	18 July 2025
Author:	T. Moloney

Transport Statement

1.0 Introduction

1.1 Context

- 1.1.1 The University of Reading has instructed Abley Letchford to provide transport and highways advice in respect of a Full Planning Application for community allotments being promoted on land located within the Shinfield West area.
- 1.1.2 The promoted site lies immediately east of the recently constructed Shinfield Pavilion and is reached via an existing route through the pavilion car park, which itself is accessed via High Copse.

1.2 Planning History

- 1.2.1 The principle of development was previously established as part of the Outline planning permission for the Shinfield West development area granted by the Secretary of State on 8th November 2012 (Ref: VAR/2014/0624) in conjunction with development proposals for up to 1,350 dwellings, a local centre and a primary school. The outline planning consent also allowed for the promotion of playing fields, a sports pavilion, and allotments in the southern portion of the site.
- 1.2.2 As the development area has been built out, the subsequent provision of community facilities has resulted in the allotments being promoted on land immediately adjacent to the Pavilion.
- 1.2.3 The proposed layout (see **Annexe A**) of the allotments and their associated access, parking arrangements and landscaping are depicted on the layout plan included in Annexe A. As can be seen, vehicular access to this component of the development is to be achieved via the recently approved Shinfield Pavilion car park (now under construction), which in turn is accessed via High Copse, running south from Bolton Drive.
- 1.2.4 The access arrangements for this area of the development accord with the Illustrative Masterplan that was presented for context at the time of the outline planning application stage (WBC Ref: 101507). Similarly, the quantum of development also accords with that allowed for within the outline planning consent.
- 1.2.5 Given that the proposals are an ancillary use for the now well-established local community and will not result in a significant level of traffic during peak travel times, it is considered that the proposals are fully compatible with the Transport Assessment Report that accompanied the outline planning application, and hence the findings of the Transport Assessment Report remain valid.
- 1.2.6 The purpose of this Technical Note is to provide details and context for the transport-related elements of the scheme, thereby aiding consideration of the proposals.



2.0 Accessibility by Sustainable Modes

2.1 Walking and Cycling

- 2.1.1 Along its northern edge, the proposed Allotment access road features a 1.5m footway leading from the footway network within the pavilion car park into the site and parking area. This then continues northwards to Bolton Drive in the form of a 3m wide shared-use footway cycleway. This provision thereby delivers an unbroken pedestrian link from Bolton Drive to the development site.
- 2.1.2 Connecting with High Copse to the north of the Pavilion car park access is a hoggan path which heads eastwards to the B3349 Hyde End Road, where it crosses and continues onwards to the Langley Mead SANG.
- 2.1.3 Further north of the Pavilion car park access (c.55m) is also hoggan a path running through open green space from the High Copse, connecting with Bolton Drive to the northwest. This link continues north, eventually leading to Alder Grove CofE Primary School.
- 2.1.4 To the west, Hyde End Lane is closed to traffic and operates as a walking and cycling route, which is accessible via a new 3m wide shared footway/cycleway running through the adjacent Pavilion development.
- 2.1.5 Based upon this existing infrastructure, the Allotment development is in an ideal location to benefit from these pedestrian links and can reasonably be considered accessible by sustainable travel modes.

2.2 Buses

- 2.2.1 The nearest bus stops are located on Bolton Drive within a 420m walk to the north of the site and are accessible directly via the existing shared footway/cycleway along High Copse.
- 2.2.2 These stops give access to the local service 600, operated by Reading Buses. **Table 2.1** summarises the services available, while the latest timetable can be found in **Annexe B**.

Table 2.1 – Bus Services

Route No.	Route	Frequency		First / Last Service
		Mon - Fri	Saturday	
600	TVSP – Riseley – Spencers Wood – Central Reading	Half Hourly	Half Hourly	05:35 / 23:52 Weekdays 06:35 / 23:28 Weekend

- 2.2.3 As can be seen, this bus service runs at a high frequency with half-hourly buses during the day, Monday to Saturday.
- 2.2.4 It is evident, therefore, that users of the allotments would enjoy a reasonable level of accessibility by bus.

3.0 Development Proposals

3.1 Access

- 3.1.1 As shown on the proposed layout attached as Annexe A, access to the development is to be achieved from the eastern boundary of the recently constructed Pavilion car park, part of which includes a new access road comprising a 4m wide carriageway and 1.5m footway into the site.



3.1.2 A turning area will also be provided as part of the allotment parking area to ensure vehicles can turn and exit the site in a forward gear.

3.1.3 Pedestrian access will be achieved via the existing 1.5m footway along the site access road into the allotment site. It is considered suitable for cyclists to enter the site using the main carriageway.

3.2 Parking

3.2.1 As agreed with Wokingham Borough Council during pre-application discussions, parking for the allotment development will comprise a total of three spaces. This provision is derived from the consented Shinfield Northwest Allotments, which allows for 0.16 parking spaces per allotment plot. Therefore, 16 proposed allotments would require 2.6 spaces. The proposed parking provision is consequently considered suitable.

3.2.2 It should be noted that in the unlikely event of there being a need for additional parking, the Pavilion car park adjacent would be available for allotment use.

3.2.3 In addition, two 'Sheffield' cycle stands allowing for up to four bicycles to be securely stored will also be provided.

3.3 Disabled Access

3.3.1 Also taken into consideration as part of the Layout design is accessibility for disabled road users. Appropriate parking facilities, along with a generous hardstanding area, will be provided to aid mobility-impaired users in accessing the facility.

3.3.2 There are no steps to be installed within the car park, nor are there any required to access the allotments.

3.3.3 The layout incorporates accessible parking, which is provided to Wokingham Borough Council's 'blue badge' standards. This is located close to the allotments and will feature low kerbs where applicable to allow for ease of access to vehicles as well as to reduce the likelihood of slips, trips and falls.

3.4 Servicing and Maintenance

3.4.1 Swept path analysis of the parking area has been undertaken to demonstrate that vehicles can enter and exit the proposed parking spaces.

3.4.2 In addition, a fire tender is also shown to be able to enter, turn and exit the development in a forward gear. The swept path analysis is depicted on Drawing No. A243-AL-001/P3, attached as **Annexe C**.

3.4.3 It is not expected that larger service vehicles, such as refuse collection, will be required for the proposed development. However, it is noted that given the parking area can accommodate a fire tender, there is therefore sufficient room for a van to access the site if required for maintenance purposes.

4.0 Report Summary and Conclusion

4.1 Summary

4.1.1 This Technical Note has been prepared to aid in the discharge of planning conditions associated with the wider Shinfield West development. As such, the principle of development has been established.



- 4.1.2 Set out are details relating to how the site will be accessed by all road users and emergency vehicles, as well as parking provisions made in association with Wokingham Borough Council's Parking Standards.

4.2 Conclusion

- 4.2.1 Based on the above, it is considered that the Reserved Matters Layout for the allotments responds positively to the principles that were established within the outline planning consent.
- 4.2.2 Accordingly, the proposals deliver an environment where movements by foot, cycle, bus and private car can be accommodated satisfactorily.



Annexe A

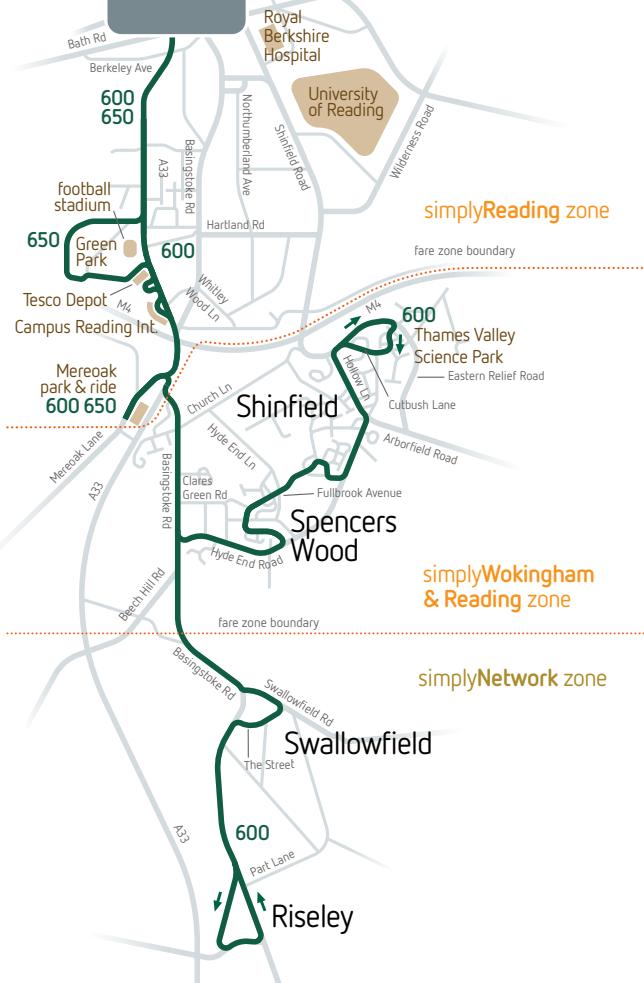
Site Layout



Annexe B

Bus Timetables

Central
Reading



**MereOak park & ride towards
Central Reading**
Station Road stop SD



travel time to
Central Reading 16-20 mins

Mon-Fri

5.55 am
6.33 am
6.48 am
7.03 am
7.18 am
7.33 am
7.52 am
8.07 am
8.22 am
8.37 am
8.52 am
9.07 am
9.22 am

then
every
15
mins
until

1.37 pm
1.50 pm
2.00 pm
2.20 pm
2.35 pm
2.50 pm
3.05 pm
3.20 pm
3.35 pm
3.50 pm
4.10 pm

4.20 pm
4.35 pm
4.50 pm
5.10 pm
5.25 pm
5.40 pm
5.55 pm
6.10 pm
6.25 pm
6.40 pm
6.55 pm
7.20 pm
7.35 pm
8.05 pm
8.27 pm
8.59 pm
9.26 pm
10.00 pm
10.44 pm
11.23 pm
11.49 pm

Sat

5.55 am
6.41 am
7.39 am
8.09 am
8.39 am
9.10 am
9.25 am
9.40 am
9.55 am
10.09 am
10.24 am
10.39 am
10.54 am
11.09 am
11.24 am
11.36 am
11.51 am
12.06 pm
12.21 pm
12.36 pm
12.51 pm
1.04 pm
1.19 pm
1.34 pm
1.49 pm
2.06 pm
2.19 pm
2.35 pm
2.50 pm

3.05 pm
3.20 pm
3.35 pm
3.50 pm
4.09 pm
4.24 pm
4.39 pm
4.54 pm
5.09 pm
5.24 pm
5.40 pm
5.55 pm
6.10 pm
6.27 pm
6.42 pm
7.10 pm
7.40 pm
8.10 pm
8.38 pm
9.08 pm
9.38 pm
10.00 pm
10.45 pm
11.24 pm
11.50 pm

returning from
Central Reading
St Mary's Butts stop CS



travel time to
MereOak park&ride 22-25 mins

buses also leave from Station Road stop SD a few minutes later

Mon-Fri

5.18 am
5.30 am
5.55 am
6.20 am
6.40 am
6.55 am
7.10 am
7.25 am
7.40 am
7.55 am
8.15 am
8.30 am

then
every
15
mins
until

1.00 pm
1.15 pm
1.30 pm
1.45 pm
2.00 pm
2.15 pm
2.30 pm
2.45 pm
3.00 pm
3.15 pm
3.30 pm
3.45 pm

4.00 pm
4.15 pm
4.35 pm
4.50 pm
5.05 pm
5.20 pm
5.35 pm
5.50 pm
6.05 pm
6.20 pm
6.35 pm
7.00 pm
7.30 pm
8.00 pm
8.30 pm
9.00 pm
9.30 pm
10.00 pm
10.30 pm
11.05 pm

Sat

5.18 am
6.05 am
6.35 am
7.00 am
7.30 am
8.00 am
8.30 am
8.45 am
9.00 am

then
every
15
mins
until

5.30 pm
5.50 pm
6.10 pm
6.30 pm
7.00 pm
7.30 pm
8.00 pm
8.30 pm

9.00 pm
9.30 pm
10.00 pm
10.30 pm
11.05 pm

Mondays to Fridays except public holidays

	am	am	am	am	am	am			pm	pm	pm	pm		
Thames Valley Science Park		6.40		7.40		8.42	then at these mins past each hour	47	until		2.00		3.13	
Spencers Wood Fullbrook Avenue		6.48		7.49		8.50		54			2.07		3.21	
Riseley The Bull	6.12		7.07		8.13			17			1.17		2.30	
Swallowfield The Crown	6.18	↓	7.14	↓	8.20	↓		23		↓	1.23	↓	2.36	
Spencers Wood Post Office	6.23		7.20		8.26			28			1.28		2.41	↓
Three Mile Cross Post Office	6.28	6.58	7.27	8.01	8.31	9.01		32 02			1.32	2.15	2.45	3.30
Central Reading St Mary's Butts stop CS	6.52	7.22	7.52	8.26	8.56	9.26		56 26			1.56	2.39	3.09	3.55

	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm
Thames Valley Science Park		4.27		5.47		7.00		7.46		8.40				
Spencers Wood Fullbrook Avenue		4.35		5.55		7.07		7.53		8.47		10.32		11.37
Riseley The Bull	3.48		5.04		6.20		7.17		8.09		9.08		11.05	
Swallowfield The Crown	3.55		5.11		6.27		7.23		8.15		9.14		11.11	
Spencers Wood Post Office	4.00		5.16		6.32		7.27		8.19		9.18		11.15	
Three Mile Cross Post Office	4.04	4.44	5.19	6.04	6.35	7.15	7.30	8.00	8.22	8.54	9.21	10.39	11.18	11.44
Central Reading St Mary's Butts stop CS	4.30	5.10	5.44	6.28	6.57	7.36	7.51	8.21	8.42	9.14	9.41	10.59	11.38	12.04

Saturdays

	am	am	am	am	am	am	am	am	am	am	pm	pm	pm	pm	pm
Thames Valley Science Park		7.48		8.49		9.47		10.45		11.43		12.41		1.43	
Spencers Wood Fullbrook Avenue		7.55		8.56		9.55		10.53		11.51		12.49		1.51	
Riseley The Bull	7.20	↓	8.20	↓	9.20	↓	10.18	↓	11.15	↓	12.15	↓	1.14	↓	2.15
Swallowfield The Crown	7.26	↓	8.26	↓	9.26	↓	10.25	↓	11.22	↓	12.21	↓	1.20	↓	2.21
Spencers Wood Post Office	7.31	↓	8.31	↓	9.31	↓	10.30	↓	11.27	↓	12.26	↓	1.25	↓	2.26
Three Mile Cross Post Office	7.34	8.04	8.34	9.05	9.35	10.04	10.34	11.04	11.31	12.01	12.31	12.59	1.29	2.01	2.30
Central Reading St Mary's Butts stop CS	7.55	8.25	8.55	9.25	9.55	10.25	10.55	11.25	11.55	12.25	12.55	1.25	1.55	2.27	2.55

	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm
Thames Valley Science Park	2.44		3.48		4.49		5.50		6.50		7.50		8.49	
Spencers Wood Fullbrook Avenue	2.51		3.55		4.56		5.57		6.57		7.57		8.56	
Riseley The Bull	↓	3.16	↓	4.20	↓	5.22	↓	6.09	↓	7.22	↓	8.20	↓	
Swallowfield The Crown	↓	3.22	↓	4.26	↓	5.28	↓	6.15	↓	7.28	↓	8.26	↓	
Spencers Wood Post Office	↓	3.26	↓	4.30	↓	5.32	↓	6.19	↓	7.32	↓	8.30	↓	
Three Mile Cross Post Office	3.00	3.30	4.04	4.34	5.04	5.35	6.05	6.22	7.05	7.35	8.05	8.33	9.03	
Central Reading St Mary's Butts stop CS	3.25	3.55	4.25	4.55	5.25	5.55	6.25	6.42	7.25	7.55	8.25	8.55	9.25	

	pm	pm	pm	pm
Spencers Wood Fullbrook Avenue		10.32		11.37
Riseley The Bull	9.20	↓	11.06	↓
Swallowfield The Crown	9.26	↓	11.12	↓
Spencers Wood Post Office	9.30	↓	11.16	↓
Three Mile Cross Post Office	9.33	10.40	11.19	11.45
Central Reading St Mary's Butts stop CS	9.55	11.02	11.41	12.07

Mondays to Fridays except public holidays

	am	am	am	am	am	am	am	am	am					pm	pm	
 Central Reading St Mary's Butts stop CS	5.30	5.55	6.20	6.55	7.25	7.55	8.30	9.00	9.30	then at these mins past each hour	00	30	until	1.00	1.45	
Central Reading Station Road stop SD	5.35	6.00	6.25	7.00	7.30	8.00	8.35	9.05	9.35		05	35		1.05	1.50	
Three Mile Cross Post Office	5.58	6.23	6.49	7.25	7.56	8.26	9.01	9.30	10.01		31	01		1.31	2.16	
Spencers Wood Post Office	6.01		6.52		8.00		9.04		10.04		04				2.19	
Swallowfield The Crown	6.05		6.56		8.04		9.08		10.08		08				2.23	
Riseley The Bull	6.09	↓	7.00	↓	8.08	↓	9.12	↓	10.12		12			↓	2.27	
Spencers Wood Fullbrook Avenue		6.30		7.32		8.34		9.37			38				1.38	
Thames Valley Science Park		6.37		7.39		8.41		9.44		45			1.45			
	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm
 Central Reading St Mary's Butts stop CS	2.15	3.00	3.30	4.15	4.50	5.35	6.05	6.35	7.00	7.30	8.00	8.30	9.00	10.00	10.30	11.05
Central Reading Station Road stop SD	2.20	3.05	3.35	4.20	4.55	5.40	6.10	6.40	7.05	7.35	8.05	8.35	9.05	10.05	10.35	11.10
Three Mile Cross Post Office	2.46	3.35	4.05	4.48	5.22	6.06	6.36	7.04	7.28	7.58	8.25	8.55	9.25	10.25	10.55	11.30
Spencers Wood Post Office		3.39		4.52		6.10		7.08		8.01		8.58			10.58	
Swallowfield The Crown		3.43		4.57		6.15		7.12		8.05		9.02			11.02	
Riseley The Bull	↓	3.47	↓	5.01	↓	6.19	↓	7.16	↓	8.08	↓	9.05	↓	↓	11.05	↓
Spencers Wood Fullbrook Avenue	2.53		4.13		5.31		6.44		7.36		8.32		9.32	10.32		11.37
Thames Valley Science Park	3.00		4.20		5.38		6.51		7.43		8.39					

Saturdays

	am	am	am	am	am	am	am			pm	pm	pm	
 Central Reading St Mary's Butts stop CS	6.35	7.00	7.30	8.00	8.30	9.00	9.30	then at these mins past each hour	00 30	until	2.00	2.30	3.00
Central Reading Station Road stop SD	6.40	7.05	7.35	8.05	8.35	9.05	9.35		05 35		2.05	2.35	3.05
Three Mile Cross Post Office	7.00	7.25	7.55	8.25	8.55	9.25	9.55		27 57		2.27	2.58	3.28
Spencers Wood Post Office	7.03		7.58		8.58		9.58		00			3.01	
Swallowfield The Crown	7.07		8.02		9.02		10.02		04			3.05	
Riseley The Bull	7.11		8.06		9.06		10.06		08			3.09	
Spencers Wood Fullbrook Avenue		7.31		8.31		9.32			34			2.34	
Thames Valley Science Park		7.37		8.37		9.39		41		2.41		3.42	

	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm
 Central Reading St Mary's Butts stop CS	3.30	4.00	4.30	5.00	5.30	5.50	6.30	7.00	7.30	8.00	8.30	10.00	10.30	11.05
Central Reading Station Road stop SD	3.35	4.05	4.35	5.05	5.35	5.55	6.35	7.05	7.35	8.05	8.35	10.05	10.35	11.10
Three Mile Cross Post Office	3.58	4.27	4.57	5.27	5.57	6.17	6.57	7.26	7.56	8.26	8.55	10.25	10.55	11.30
Spencers Wood Post Office	4.01		5.00		6.00		7.00		7.59		8.58		10.58	
Swallowfield The Crown	4.05		5.04		6.04		7.04		8.03		9.02		11.02	
Riseley The Bull	4.09		5.08		6.08		7.08		8.07		9.06		11.06	
Spencers Wood Fullbrook Avenue		4.35		5.35		6.25		7.33		8.33		10.32		11.37
Thames Valley Science Park		4.42		5.42		6.32		7.40		8.40				

MereOak park&ride | Green Park | Central Reading

via Lime Square & Longwater Avenue

MereOak park&ride

650

Sundays only

	am	am	am	am	pm	pm	pm	pm	pm	pm	pm	pm	pm
MereOak park&ride	8.00	9.00	10.00	11.00	12.00	1.02	2.02	3.02	4.02	5.02	6.02	7.02	8.00
Green Park Lime Square	8.07	9.07	10.07	11.08	12.08	1.10	2.10	3.10	4.10	5.10	6.10	7.10	8.07
Green Park 300 Longwater Avenue	8.10	9.10	10.10	11.11	12.11	1.13	2.13	3.13	4.13	5.13	6.13	7.13	8.10
Central Reading St Mary's Butts stop CS	8.22	9.22	10.22	11.23	12.25	1.27	2.27	3.27	4.26	5.26	6.26	7.25	8.21

Central Reading | Green Park | MereOak park&ride

via Longwater Avenue & Lime Square

MereOak park&ride

650

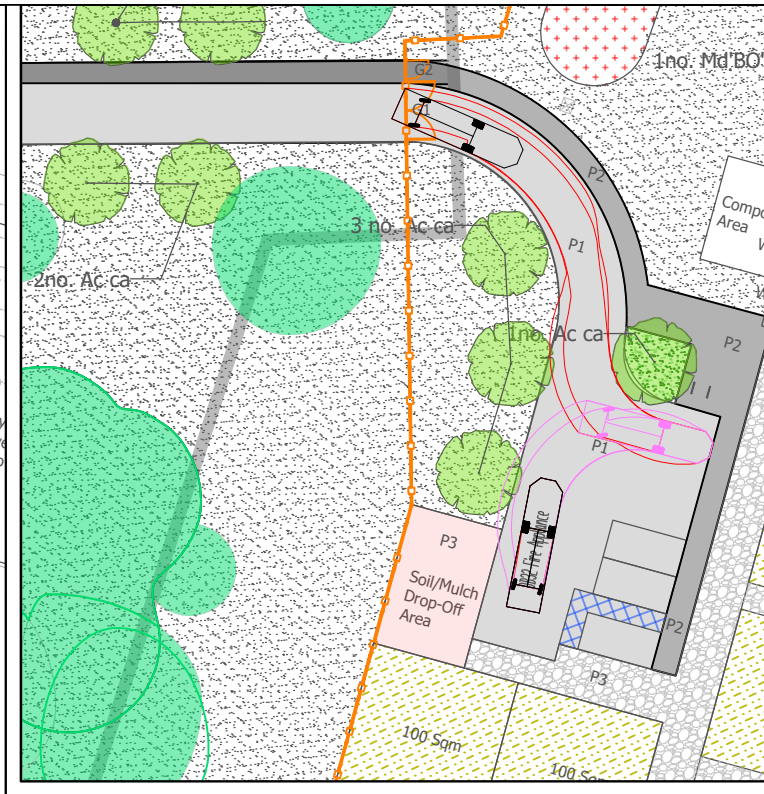
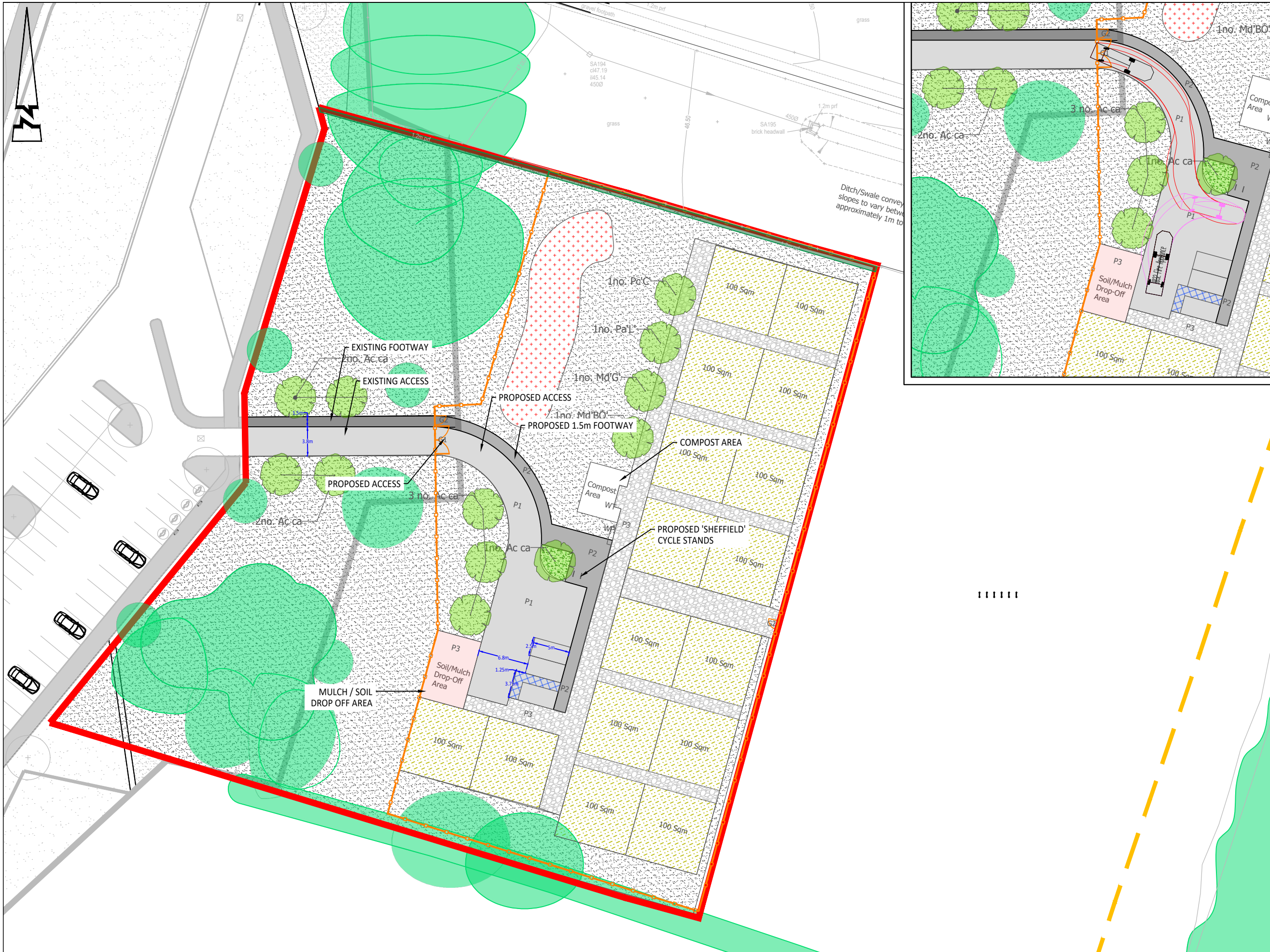
Sundays only

	am	am	am	am	am	pm	pm	pm	pm	pm	pm	pm	pm
Central Reading St Mary's Butts stop CS	7.26	8.25	9.25	10.25	11.26	12.30	1.30	2.30	3.30	4.30	5.30	6.30	7.30
Central Reading Station Road stop SD	7.30	8.30	9.30	10.30	11.30	12.35	1.35	2.35	3.35	4.35	5.35	6.35	7.35
Green Park 300 Longwater Avenue	7.39	8.39	9.39	10.40	11.40	12.45	1.45	2.45	3.45	4.45	5.45	6.44	7.44
Green Park Lime Square	7.43	8.43	9.43	10.44	11.44	12.49	1.49	2.49	3.49	4.49	5.49	6.48	7.48
MereOak park&ride	7.53	8.53	9.53	10.54	11.54	12.59	1.59	2.59	3.59	4.59	5.59	6.58	7.58

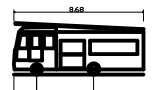


Annexe C

Drawing A243-AL-001 P3 Access Arrangements



© ABLEY LETCHFORD PARTNERSHIP LTD.
This drawing should not be reproduced without consent.



KEY
SITE BOUNDARY

Rev	Date	Description	Drawn	Checked
P3	07.25	Layout Updated	TDM	PJ
P2	10.24	Layout Updated	TDM	PJ
P1	10.24	FIRST ISSUE	TDM	PJ

Abley Letchford
www.ableyletchford.co.uk

Client
UNIVERSITY OF READING

Project
SHINFIELD WEST SOUTHERN ALLOTMENTS

Title
PROPOSED ACCESS AND PARKING ARRANGEMENTS

Status
FOR PLANNING

Scale	Date	Drawn	Checked
1:500 @ A3	JULY 2025	TDM	PJ
Drawing No A243-AL-001			Revision P3



Transport Planning | Flood & Water Management | Civil Engineering

Hungerford Office

3 Tealgate, Charnham Park,
Hungerford RG17 0YT

01488 684 390

Reading Office

6th Floor, Reading Bridge House,
George Street, Reading, RG1 8LS

0118 237 1736

www.ableyletchford.co.uk