

TN06 – Further Response to WBC Highways comments – No 4

Site: 810 Winnersh Triangle Business Park, Winnersh, Wokingham
RG41 5UX

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1.0 Introduction

- 1.1 This Highways Technical Note has been prepared on behalf of Winnersh Midco S.A.R.L. to respond to additional comments raised by Wokingham Borough Council Highways dated 3rd March 2026. The note considers further transport related details in relation to development proposals for Building 810, Winnersh Business Park, Eskdale Road, Wokingham.
- 1.2 Further to the provision of the information set out in a Technical Response to the WBC Highways team dated 2nd March 2026, supplementary information has been requested regarding the sites selected for the TRICS analysis for a potential B1 'office' occupier for Building 810.
- 1.3 TRICS analysis was included in the initial Technical Note prepared by Motion dated 12th November 2025 (see Appendix E of that Technical Note for outputs). The TRICS database was reviewed for sites in the south-east with a gross floor area in the order of 5,000 sqm (to reflect the 5,235 sqm Building 810 scheme), as well as location and access to public transport to ensure the assessment reflected the Winnersh Business Park proposals. The analysis ensured that the surveys were carried out in the last 5 years.
- 1.4 The sites used were as follows:
- ▶ TRICS site reference HS-02-A-05 – The Enterprise Centre, Cranbourne Road, Potters Bar; and
 - ▶ TRICS site reference WS-02-A-06 – Southern Water offices, Yeoman Road, Worthing.
- 1.5 The site details for the two sites have been extracted from the TRICS database and these are provided in **Appendix A** and **Appendix B** for the Potters Bar and Worthing sites respectively. Table 1.1 sets out the main details requested by WBC and these are compared with the proposals at Winnersh Triangle Business Park (Building 810).

Operating Hours

- 1.6 The TRICS data provides site survey details and these are assumed to the operating hours. For both the Potters Bar site and the Worthing sites, the assumed operating hours are 0700-1900 based on the survey but there is no reason why the offices cannot be accessed 24/7 if required.

TRICS reference	Date of Survey	Site Address / Nature	Location	GFA (sqm) and No of staff	On-site Parking provision	Local Public Transport Availability	Measures
HS-02-A-05	March 2024	The Enterprise Centre, Potters Bar, EN6 3DQ Offices, meeting rooms, start-up workspace, Business advice and training	Edge of Town	3,378 sqm 170 staff	124 off-street parking spaces (1 parking space per 27 sqm)	Local Buses and Railway Station within walking distance (1.2 km – or 12-15 minutes)	No Travel Plan
WS-02-A-06	May 2022	Southern Water, Yeoman Road, Worthing, BN13 3NX Offices for Water company	Edge of Town	5,700 sqm 912 staff	127 off-street parking spaces (1 parking space per 44 sqm)	Local Buses and Railway Station within walking distance (1.4 km – or 15-20 minutes)	No Travel Plan
-	-	Building 810, Eskdale Road, Winnersh, RG41 5TS Research and Development and potential offices	Edge of Town	5,235 sqm Estimate 175 staff	Up to 167 may be accommodated off-street (1 parking space per 31 sqm)	Local Buses and Railway Station within walking distance (300m – or 3-4 minutes)	Travel Plan

Table 1.1 – Summary of TRICS sites details and the Building 810 Proposals at Winnersh Triangle Business Park

- 1.7 On review, the details in the Table 1.1 confirm the TRICS sites selected provide a reasonable representation of the development site at Building 810 at the Winnersh Triangle Business Park. The parking provision for a B1 office occupier in terms of spaces per sqm for the Building 810 proposals is mid-way between the two selected TRICS site. Whilst all sites are close to public transport services, Winnersh Triangle Station serves the Business Park as well as the nearby residential areas and is only 300m from the site via a dedicated footbridge. The Winnersh site is highly accessible by public transport with a Travel Plan to help staff and visitors to the Building 810 site to travel by sustainable modes (e.g. reduced need to travel by private car).
- 1.8 It may be concluded that the TRICS data used for the Building 810 assessment is appropriate for trip generation and parking accumulation analysis. The potential 167 car parking spaces proposed at Building 810 is robust and there will be adequate parking provision to ensure no vehicles are parked on the local highway and estate roads.

Appendix A

TRICS Site details – Potters Bar (Ref: HS-02-A-05)

Parameters:

Site Reference: HF-02-A-05 MULTI-MODAL Site
Latitude/Longitude: 51.70598, -0.20458
Land Use Type: 02 - EMPLOYMENT/A - OFFICE
Region/Area: /HERTFORDSHIRE

Description: OFFICES
Street: CRANBORNE ROAD
District:
Town: POTTERS BAR
Post Code: EN6 3DQ
Planning Authority: HERTSMERE BOROUGH C.

Location: Edge of Town
Location Sub Category: Commercial Zone
Use Class: Not Known

Breakdown of Site Operations
Offices 100%
Research & Development 0%
Light Industrial 0%
General Industrial 0%

Storage & Distribution
0%

Population within 500m: 144
Population within 1 Mile: 10,001 to 15,000
Population within 5 Miles: 125,001 to 250,000
Car ownership within 5 Miles: 0.6 to 1.0
Buses/Trains per day (both directions):

Public Transport Provision Summary

Day	Period	Total buses/trams within 400m	Total Trains within 1000m	Total Services
Monday-Friday	0700-1900			
Monday-Friday	0700-1000			
Monday-Friday	1600-1900			
Saturday	0700-1900			
Sunday	0700-1900			

Is site associated with a travel plan: No
If not, are there any plans to implement a Travel Plan in the future: No
Is survey data available before the implementation of the Travel Plan:
Is the location of the site hilly or flat Flat
Urban Regeneration: No
Covid-19 Restrictions: No

Local Traffic Calming Features

Speed limit (mph) 30
Speed bumps No
Speed cameras No
Give way restrictions No
Stopping restrictions Yes
Bus lanes No
20 mph roads No

Gross floor area 3378 sqm
Number of employees 63 EMPLOY

No. of developments for this Site: 1
No. of survey Days for this Site: 1

Comments:

This site is located off Cranborne Road within Cranborne Industrial Estate, at the north-western edge of Potters Bar. Cranborne Road heads south to meet the B556, which heads east through Potters Bar to meet the M25 at Junction 24 and also heads west out of Potters Bar towards South Mimms where the M25 meets the A1(M). Other local routes head towards various parts of the local area.

The site has a couple of vehicle accesses for all modes.

Within Cranborne Industrial Estate, there are numerous industrial units, small offices, garages and a household waste and recycling centre. Immediately to the south of the site is a wood, beyond which is a recreation ground and leisure centre with a swimming pool. To the south-east of the industrial estate is an area of residential streets and to the east are railway lines and a disused golf course. To the north and west of the site are large areas of farmland, including a solar farm.

Bus (or tram) site accessibility:

3. Is there at least 1 bus (or tram) stop within the site frontage or within 400m of the site frontage? : No

11. Please enter general comments/views about the relevance, quality and importance of public transport services relating to this development.

The nearest set of bus stops is Cranborne Road, almost 650 metres from the site.

The nearest railway station is Potters Bar, 1.2 kilometres from the site.

Design features encouraging non-car modes

12. Pedestrians

The surrounding roads have wide and well lit pavements.

13. Pedal cycles

Employees of the site can store cycles in their respective units.

14. Public transport

None

Design features encouraging non-car modes

Road Network Distance to Local Developments	
Year of Analysis	2024
Nearest Primary School	1.4 kilometres
Nearest Secondary School	2.2 kilometres
Nearest Local Shop/Corner Shop	1.1 kilometres
Nearest Main Supermarket	2.2 kilometres
Nearest Doctors Surgery	2.8 kilometres
Nearest Hospital with Minor Injuries/A & E	8.2 kilometres
Nearest Sports/Leisure Centre	1.1 kilometres

Census Data	
Year of Census	2021
Census Output Area/Data Zone	E00119694
Number of people employed within Census Output Area/Data Zone	143
Number of households within Census Output Area/Data Zone	133
Number of people living within Census Output Area/Data Zone	340
Area of Census Output Area (hectares)	69.67
Population density within Census Output Area (per hectare)	4.88

DEVELOPMENT DETAILS 01

Site Reference:	HF-02-A-05 MULTI-MODAL Site
Trade name:	THE ENTERPRISE CENTRE
Site area (h/a):	0.63
Gross floor area (sqm)	3378
GFA not in use (sqm)	0
Open since	1991
Total Employees	170
Full Time Employees	
Part Time Employees	
Approximate % of total employees working standard 9-5 hours or similar	95%
Approximate % of total employees working from home (any amount)	%
GFA per employee	19.871
Number of units	63
Name of nearest site	DEVONSHIRE BUSINESS C.
Distance to nearest similar site	0.3 Km
OPENING TIMES (24 Hour format)	
Mon to Thurs	00:00 to 24:00
Friday	00:00 to 24:00
Saturday	00:00 to 24:00
Sunday	00:00 to 24:00

Comments:

The site is accessible 24/7 but most organisations operate between 0800-1800, Monday to Friday. Organisations present on site at the time of this survey include Pretty Cool Customers, Leda Construction International, JM Intermediaries, Oliver Thompson Training, Zarin Investment, Fresh Food Innovation, City Hurts London, City Hurts UK, Hera Wellbeing Collective, Mr Ibrahim, Orbital Commercial/Residential Solutions, Orbital Service Solutions, Orbital Climate Solutions, Hunter Grey, Intelligent Security & Electrical, Entertainment Broadcast Media and Performing ARTS, Gencom Technologies, 112 Greencroft Gardens, 27 Belsize Crescent, Createx, Qualitas Technology, Central AV, DM Accounting, Premier Shop Models, System Uvex, Fortune Block Management, D Mason Engineer, Harolds Oikia, Familia Mea, Kob, C1 Construction & Development Services, B&R Payroll, Innotex Transfers, Fortune Pure Block Management, Henry Beckwith, New York Vintage Company, Hude Park Insurance Consultants, St. Annes Court Residents Company, MDP Communications Services, Diginet Security, Apco Propco, Inner Media, Deepnet Security, 3phase Recruitment, Assure Block Management, Adama Consulting, 67 Fitzjones Avenue Management, Tessellated Industries, Haslemere Construction, Clarity Financial Training, The Aspirational Pub Company, Enalogy Management Consultancy, Pass Marketing, Freestyle Lighting, Kob (The Artichoke) and Silver Heights Properties. The full time and part time employee breakdown figures and the percentage of employees working from home are not known.

Total no. of parking spaces:	128
Parking Spaces Per 100m2 GFA:	3.789
Parking Spaces Per Employee:	2.032

Number of spaces	
Employee	124
Disabled	0
Visitor/Customer	0
OGV parking bays	0
OGV loading bays	0
Cycle racks	0
Parent & Toddler	0
Motorcycle spaces	0
Electric Vehicle Charging Bays	4
Is this site associated with a Car Club?	No

Parking charges	No
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Comments about the management of the site car park, along with enforcement measures
The car park is managed by the site and the accesses are barriered.

Site parking surface or non-surface (multi-storey/underground) Surface

General Comments on Parking

Servicing vehicles visiting the site tend to park where they can in the general parking area.
All local off-site off-street parking is private.

Types of servicing vehicle parking taking place

on-site (internal, within specified bays or otherwise)	Yes
off-site (on-street, in designated loading/servicing bays)	Yes
off-site (in restricted areas e.g. double yellow lines)	

Off-Site parking details

Is there off-site parking available	No
Off-Site parking included in the counts	Yes
Free On-Street parking available nearby	Yes
If prepared to pay, easy to find somewhere to park off-site all day	Yes

Parking restrictions

Area subject to parking restrictions (controlled parking zone - CPZ)	No
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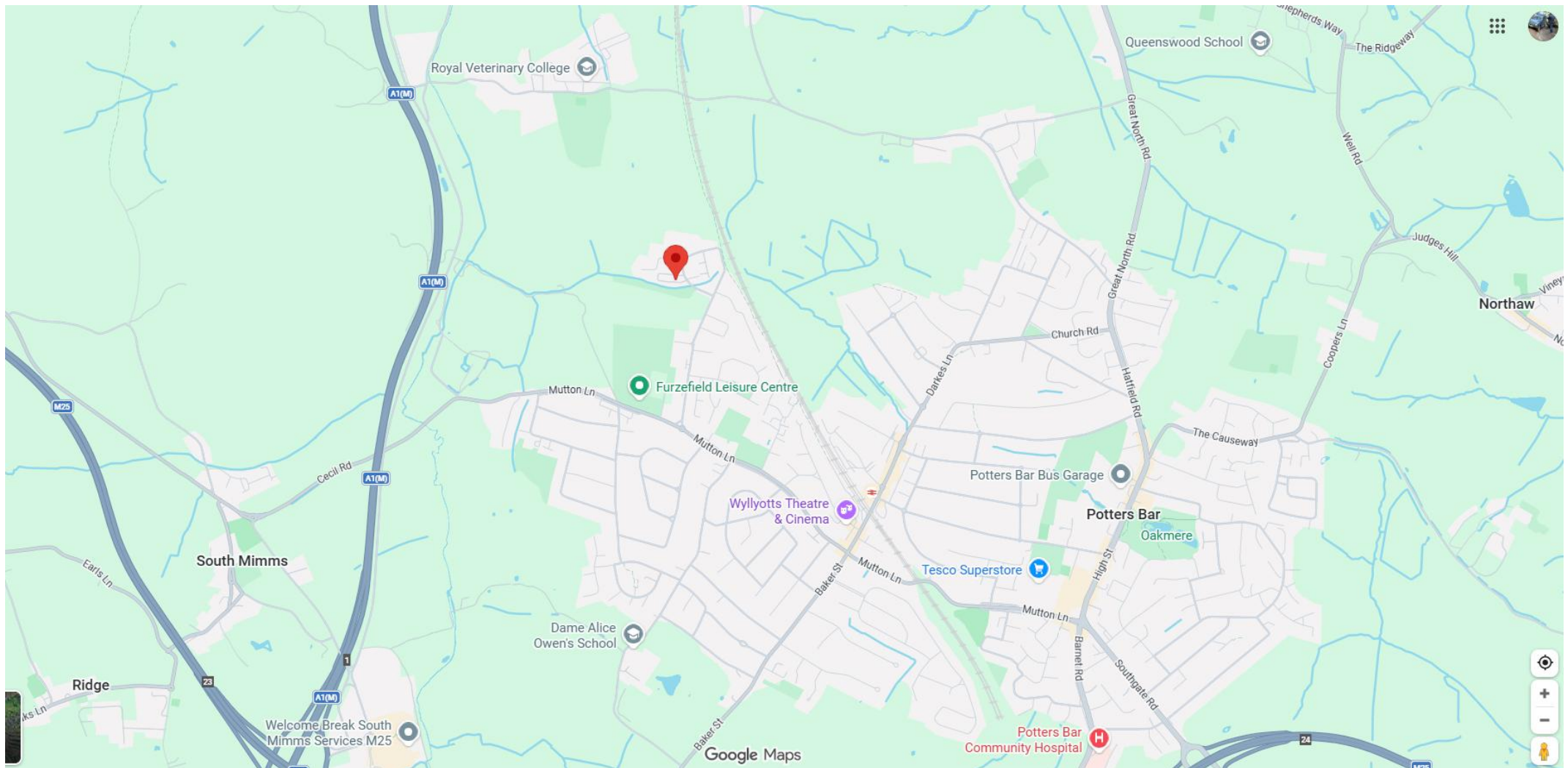
Off-Street parking

Off-Street parking available	No
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Park & Ride

Park & Ride Type Facility providing relevant means of accessing the site No

On-Site parking



Appendix B

TRICS Site details - Worthing (Ref: WS-04-A-06)

Parameters:

Site Reference:	WS-02-A-06	MULTI-MODAL Site
Latitude/Longitude:	50.8241, -0.42639	
Land Use Type:	02 - EMPLOYMENT/A - OFFICE	
Region/Area:	/WEST SUSSEX	
Description:	SOUTHERN WATER OFFICES	
Street:	YEOMAN ROAD	
District:		
Town:	WORTHING	
Post Code:	BN13 3NX	
Planning Authority:	WORTHING BOROUGH C.	
Location:	Edge of Town	
Location Sub Category:	No Sub Category	
Use Class:	Not Known	
Breakdown of Site Operations		
Offices	100%	
Research & Development	0%	
Light Industrial	0%	
General Industrial	0%	
Storage & Distribution	0%	
Population within 500m:	4250	
Population within 1 Mile:	20,001 to 25,000	
Population within 5 Miles:	125,001 to 250,000	
Car ownership within 5 Miles:	1.1 to 1.5	
Buses/Trains per day (both directions):	236+ per day	

Public Transport Provision Summary

Day	Period	Total buses/trams within 400m	Total Trains within 1000m	Total Services
Monday-Friday	0700-1900	154	82	236
Monday-Friday	0700-1000	34	22	56
Monday-Friday	1600-1900	48	24	72
Saturday	0700-1900	140	72	212
Sunday	0700-1900	62	68	130

Is site associated with a travel plan:	No
If not, are there any plans to implement a Travel Plan in the future:	No
Is survey data available before the implementation of the Travel Plan:	
Is the location of the site hilly or flat	Flat
Urban Regeneration:	No
Covid-19 Restrictions:	No

Local Traffic Calming Features

Speed limit (mph)	N/A
Speed bumps	No
Speed cameras	No
Give way restrictions	No
Stopping restrictions	No
Bus lanes	No
20 mph roads	No

Gross floor area	5700 sqm
Number of employees	1 EMPLOY

No. of developments for this Site: 1
No. of survey Days for this Site: 1

Comments:

This site is located in north-west Worthing, north of Goring-by-Sea. The site is 75 metres north of the A2032, which heads east towards northern Worthing and the A27 and west towards Littlehampton. Other local routes head towards various parts of the local area.

The site has a main vehicle and pedestrian access, plus a second (gated) vehicle access and a separate additional pedestrian access.

To the north of the site is Worthing ambulance station, another office and a private gym, to the east is a car dealership and a pub/restaurant, and to the west is a business park, a care home, another car dealership and a college. The site is otherwise surrounded by residential areas.

Bus (or tram) site accessibility:

3. Is there at least 1 bus (or tram) stop within the site frontage or within 400m of the site frontage? : Yes

5. If yes to question 3, are there at least 2 buses (or trams) per hour (per direction between 0700 and 1900) with routes serving significant areas of population within a 5 kilometre radius? (Mon-Sat): Yes

6. If yes to question 5, what are the service characteristics? (please complete the outline information below)

Destination (town/area)	Number per hour	Approx. journey time
Lancing	4	55
Worthing Town Centre	2	20

Rail accessibility:

7. Is there at least one railway station within 1 kilometre radius of the site?: Yes

8. If yes to question 7, is pedestrian access to the station satisfactory?: Yes

9. If yes to question 7, are there at least 2 stopping trains per hour (per direction between 0700 and 1900) with routes serving stations within a 10 kilometre radius (Mon-Sat): Yes

10. If yes to question 9, what are the service characteristics? (please complete the outline information below)

Destination (town/area)	Number per hour	Approx. journey time
Littlehampton	2	14

11. Please enter general comments/views about the relevance, quality and importance of public transport services relating to this development.

In addition to the individual rail service shown there is an hourly service available to Chichester, the journey time taking 25 minutes.

Design features encouraging non-car modes

12. Pedestrians

There are shared use paths and pelican crossings along Yeoman Road and Littlehampton Road.

13. Pedal cycles

As above, plus there are on-site cycle racks for up to 10 bikes.

14. Public transport

There are a couple of bus stops in close proximity to the site, with the local rail station within walking distance.

Design features encouraging non-car modes

Road Network Distance to Local Developments	
Year of Analysis	2022
Nearest Primary School	0.6 kilometres
Nearest Secondary School	1.8 kilometres
Nearest Local Shop/Corner Shop	0.2 kilometres
Nearest Main Supermarket	1.3 kilometres
Nearest Doctors Surgery	1.4 kilometres
Nearest Hospital with Minor Injuries/A & E	5.5 kilometres
Nearest Sports/Leisure Centre	0.3 kilometres

Census Data	
Year of Census	2011
Census Output Area/Data Zone	E00162265
Number of people employed within Census Output Area/Data Zone	176
Number of households within Census Output Area/Data Zone	127
Number of people living within Census Output Area/Data Zone	316
Area of Census Output Area (hectares)	19.10
Population density within Census Output Area (per hectare)	16.50

DEVELOPMENT DETAILS 01

Site Reference:	WS-02-A-06 MULTI-MODAL Site
Trade name:	SOUTHERN HOUSE
Site area (h/a):	2.33
Gross floor area (sqm)	5700
GFA not in use (sqm)	0
Open since	1989
Total Employees	912
Full Time Employees	892
Part Time Employees	20
Approximate % of total employees working standard 9-5 hours or similar	98%
Approximate % of total employees working from home (any amount)	%
GFA per employee	6.250
Number of units	1
Name of nearest site	DAVISON HOUSE
Distance to nearest similar site	5.0 Km
OPENING TIMES (24 Hour format)	
Mon to Thurs	07:00 to 19:00
Friday	07:00 to 19:00
Saturday	07:30 to 19:30
Sunday	07:30 to 19:30

Comments:

The opening hours shown are the standard reception hours, but the site is accessible outside of these.

Total no. of parking spaces:	496
Parking Spaces Per 100m2 GFA:	8.702
Parking Spaces Per Employee:	496.000

Number of spaces	
Employee	460
Disabled	13
Visitor/Customer	12
OGV parking bays	2
OGV loading bays	0
Cycle racks	10
Parent & Toddler	0
Motorcycle spaces	9
Electric Vehicle Charging Bays	0
Is this site associated with a Car Club?	No

Parking charges	No
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Comments about the management of the site car park, along with enforcement measures

Signs indicate on-site parking requires a permit. There is 24 hour CCTV surveillance, managed by the site's estate manager.

Site parking surface or non-surface (multi-storey/underground) Surface

General Comments on Parking

The 127 off-site off-street parking spaces shown are located at Sussex Yeoman (83 spaces), and Palatine Recreation Ground (44 spaces). The parking charge shown is the average across these two car parks.

Types of servicing vehicle parking taking place

on-site (internal, within specified bays or otherwise)	Yes
off-site (on-street, in designated loading/servicing bays)	No
off-site (in restricted areas e.g. double yellow lines)	No

Off-Site parking details

Is there off-site parking available	No
Off-Site parking included in the counts	Yes
Free On-Street parking available nearby	Yes
If prepared to pay, easy to find somewhere to park off-site all day	Yes

Parking restrictions

Area subject to parking restrictions (controlled parking zone - CPZ)	No
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Off-Street parking

Off-Street parking available	Yes, Public Off-Street Parking is Available
Approx. available spaces	127
Parking located within a control parking zone (CPZ)	No
Charges for this Off-Street parking	Yes, All Day
Charge amount	100
Charge period	Hour

Park & Ride

Park & Ride Type Facility providing relevant means of accessing the site

On-Site parking

