



CHARTERED SURVEYORS • PROPERTY CONSULTANTS

THE GATEHOUSE 116-118 RAINSFORD ROAD

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ADDITIONAL HIGHWAYS STATEMENT

**Proposed Demolition of Existing Dwelling and other buildings and
construction of up to 11 dwellings**

at

Hillside, Lower Wokingham Road, Crowthorne, RG45 6BX

Report Prepared by:

Sarah Threlfall BA (Hons)

Report Date:

July 2026

Client:

Mr and Mrs B Cole

1.0 Introduction

- 1.1 This Highways Statement, has been prepared by TMA Chartered Surveyors on behalf of the applicant, Mr and Mrs B Cole
- 1.2 The proposal contained within the application is to construct up to 11 dwellings all of generous size offering 5 or 6 bedrooms each.

2.0 Parking Provision

- 2.1 Parking will be provided in accordance with local standards. The parking standards for the site are contained in Appendix 2 of the Wokingham Borough Council document “Managing Development Delivery Plan”

The site is classified as “Urban” by reference to the map in Figure 1 of the Appendix 2.

Parking for the proposed dwellings is proposed as follows:

Each Dwelling – 2 on drive parking spaces with room to turn
Parking within garages also included on each plot

By reference to table 3.3 of the Plan, 0.3 unallocated spaces are required per dwelling. A total of 4 unallocated parking spaces have therefore been included into the scheme.

Visitor parking is required at a rate of 0.2 of a space per dwelling and therefore 3 visitor spaces have been incorporated.

- 2.2 A standard parking bay size of 5.5m x 2.9m has been used throughout the site with 6m x 2.9m used for the parallel bays.
- 2.3 Visitor and unallocated parking spaces are indicated on the plan BA 0218 10A and noted as “vis”.

3.0 Cycle Parking

- 3.1 Lockable storage sheds have been shown in all gardens to provide covered parking for bicycles.
- 3.2 Space has been allowed for 3 bicycles per house since all the proposed houses are greater than 4 bedrooms.
- 3.2 Space of 2m x 0.75m has been allowed for the storage of each bicycles on each site.
- 3.3 Cycle sheds are shown on the drawing BA 0218 10.

4.0 Electric Vehicle Charging

- 4.1 Charging for an electric vehicle at each dwelling will be required by Building Control Regulation Approved Document S.
- 4.2 A note has been added to drawing reference BA 0218 10 regarding the requirement for EV charging at each dwelling

5.0 Access & Visibility splays

- 5.1 Access to the site is direct from Lower Wokingham Road which has a 40mph speed limit in the vicinity of the site.
- 5.2 Clear visibility in each direction of 120m is available, it is noted that to improve visibility it may be necessary to arrange for the existing telegraph pole to the north of the entrance to be relocated.

6.0 Pedestrians

- 6.1 Indicative pavements have been shown on the site plan at 2m width, these provide access throughout the site connecting to Lower Wokingham Road

7.0 Swept Path Analysis

- 7.1 Swept path analysis demonstrates that a lorry including refuse lorries and fire engines can turn on the site.

8.0 Site Roads

- 8.1 The application is outline and speculative by nature. Site roads will be constructed to adoptable standards but at this stage the applicant is not able to indicate whether the roads will be adopted or not.

9.0 Sustainability Assessment

9.1 The site has previously been assessed to be “sustainable” based on the following information:

9.2 Shops and Services

The parade of shops on **Dukes Ride** (average 1.3km from site) near to Crowthorne Railway station provide a wide range of shops and services. It is a simple walk from the site requiring pedestrians to walk due south along Lower Wokingham Road and turn left at the first major junction (round about) along Dukes Ride.

Crowthorne News and Post Office corner of St Francis Close (1.2km)

Dukes Ride Food and Wine (1.25km)

Pharmacy (1.35km)

Florists

Coffee shops, variety of take away shops

Hairdresser and Barbers

The nearest local centre to the site is at **California Crossroads** which is 2.2km from the site. Again this location is very easily reached by walking north from the site and then turning left.

This area has a number of food shops and other services:

Co-op Local Food Store

Post Office

Londis Food Store

Jats Pharmacy

Various take away shops including Bob’s Fish and Chips, Indian and Chinese

Medical Services

Finchampstead Surgery, Finchampstead Road, RG40 3RG

Nine Mile Veterinary Surgery, 177 Nine Mile Ride, RG40 4JD

New Wokingham Road Surgery, Dukes Ride, RG45 6JL

White Dental Family Services, 422b Finchampstead Road, RG40 3RB

Pharmacy

Dukes Ride

California Crossroad

Finchampstead Surgery

Education

The site is in the catchment area for 10 primary schools and 5 secondary schools although the travel distances particularly for some the primary schools are quite long. The closer primary schools are:

St Sebastians, Nine Mile Ride, Wokingham, RG40 3AT (1.75km)
Oaklands Infants & Juniors, Butler Road, Crowthorne, RG45 6QZ (2.9km by road)
Floreat Montague Park Primary, William Heelas Way, Wokingham, RG40 1RE
Windmill Primary, Fernlea Drive, Woosehill, RG41 3DR

Secondary Schools

Edgbarrow School, Grant Rd, Crowthorne RG45 7HZ
Bohunt School, Sheerlands Road, Arborfield, RG2 9GB
The Holt School, holt Lane, Wokingham RG41 1EE
St Crispins School, London Road, Wokingham, RG40 1SS
The Emmbrook School, Emmbrook Road, Wokingham, RG41 1JP

Independent Schools

Holme Grange and Luckely Park School being independent primary schools are both approx. 3 miles from the site
Wellington College is approximately 1.5 miles from the site

Places of Employment

The site is very well located for those of working age providing easy access to a wide range of centres of Employment and a huge range of working opportunities depending on skills and qualifications.

Frimley Park Hospital for example is approx. 8 miles
Hogwood Industrial Estate
Molly Millers Lane Wokingham
Wellington Business Park
Wellington College
Gatwick Airport
Wokingham
Bracknell
Reading

9.3 **Walking Routes**

The site is located on Lower Wokingham Road, A321. There is a pavement on each side of Lower Wokingham Road and street lights along the length of the road in each direction that will benefit pedestrians.

The site is located approximately mid way between the junctions with Nine Mile Ride and Dukes Ride. Pedestrians will either walk due north to Nine Mile Ride to access services on Nine Mile Ride and California Crossroads/Finchampstead or south to Dukes Ride and Crowthorne.

9.4 **Southbound to Dukes Ride**

Pedestrians turning right out of the site will walk south towards Dukes Ride. There is a pavement on each side of the road down to Dukes Ride, both pavements are in generally good condition.

On the east side of Lower Wokingham Road the paved area is generally of full width. On the west side there is grass verge in a number of areas and the paved pavement narrows. This is particularly the case between the site and Houston Way. The wider paved area on east side of the road is more acceptable, requiring pedestrians to cross the road to use the east pavement. However, they need to turn left (east) along Dukes Ride so crossing Lower Wokingham Road will be required at some point.

Parts of this route are bounded by vegetation, it is notable that at certain times this vegetation becomes overgrown and impacts on the pavement.

A pedestrian walking along the east side of Lower Wokingham Road will follow the road round into Dukes Ride where the pavements are generally in better condition. The road, again, is fully lit and the route to the shops and services or Crowthorne railway station is a direct route along Dukes Ride.

9.5 Northbound to Nine Mile Ride

Pedestrians turning left out of the side to head north towards Nine Mile Ride will again find that the width of the pavement is impacted by the soft verge and in some places by vegetation growth.

The pavement on the east side is wider and in better condition as far as a dwelling called Arlington but from this point north there is no pavement on the east side so the west side is the preferable route. The pavement in places is very narrow due to the extent of the adjacent soft verge.

At the junction of Nine Mile Road pedestrians will turn left (west) to reach the bus stops at Kings Mere or continue on along Nine Mile Ride to access shops at services at California Crossroads or Finchampstead. The pavements along Nine Mile Ride in a westbound direction are generally in a good, clear condition with street furniture located in the soft verge.

9.6 Public Transport

Train

Crowthorne rail station, Dukes Ride, RG45 6NZ, approximately 1.2km from the site – a 20 minute walk.

Services to Wokingham and Reading providing an interconnection to London mainline stations – London Paddington via Reading or Waterloo via Guildford

Services to Wokingham Redhill, Gatwick Airport.

The station provides ample opportunities for residents are to use the station to commute or take leisure trips to larger centres.

Bus Services

The closest stops to the site are at Kings Mere approximately 600m due north of the site

Kings Mere Bus Stops

Route 125

125A

125B

The 125 route operated by Thames Valley Buses runs between Wokingham and Crowthorne with an extended Saturday service to The Meadows

The timetables for the 125 service are in Appendix 1 of this document

California Cross Roads, Finchampstead provides another bus stop further along Nine Mile Ride so either accessible on foot from the site or as a link from Kings Mere

California Crossroads Bus Stops

Route Leopard 3

The number 3 route is operated by Reading Buses it provides a service between Wokingham and Reading. The service from California Cross roads is an hourly service in either direction ie either Wokingham or Reading.

The timetable for this service is in Appendix 1.

California Crossroads

Route 145

Route 145 operated by Horseman Coaches also operates via California Crossroads This service runs on Tuesdays between Three Mile Cross Post Office and Winnersh via Wokingham

10.0 Conclusion

- 10.1 The application is outline in nature and so not all detail is available. Parking is provided on the site to meet local parking standards and the site in a sustainable location.

TMA Chartered Surveyors
July 2026