

Project Name:	Pinewood Campus, Wokingham
Document Reference:	569.0001/TNB/4
Document Name:	Technical Note – Response to Highways
Prepared By:	James Rand (August 2026)
Checked By:	Tom Fisher (August 2026)
Approved By:	Tom Fisher (August 2026)

Revision Record				
Rev	Date	By	Summary of Changes	Aprvd
2	Aug 26	JR	Team Review	JR
3-4	Sept 26	LJ	Revised Layout and Accommodation Schedule	JR

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1. INTRODUCTION

- 1.1 This Technical Note has been prepared by Paul Basham Associates on behalf of Dandara Southern Limited and Legal & General Assurance (Penisons Management) Limited (the applicants) in relation to a planning application ref. 260720 for 136 dwellings at Pinewood Campus.
- 1.2 The highway authority at Wokingham Borough Council (WBC) issued comments on the application dated 22nd May 2026. Draft revised layouts were shared with WBC, following which the highway authority issued further comments dated 20th August 2026. The purpose of this Technical Note is to provide the clarifications and additional information requested to enable a positive recommendation to be made. This note follows the structure of the highway authority's comments which are attached as **Appendix A**.

2. ACCESS BY SUSTAINABLE TRANSPORT MODES

- 2.1 The LHA request a multi-modal trip generation forecast, which is provided below. The TA contains a vehicle trip generation assessment using WBC's trip rates. The equivalent for multi-modal is not available and therefore TRICS has been used to establish the total number of people movement, and then local census data applied to determine the modal split forecast. Calculations are shown in **Tables 1 & 2**. TRICS and census outputs are in **Appendix B**, and the latter have been derived separately for office (ie those working the area) and residential (ie those living in the area) use.

	AM Peak	PM Peak	Daily Total
Total people trip rate per 100sqm	2.524	1.995	16.239
11,348sqm existing office	286	226	1843
Total people trip rate per dwelling	1.066	0.893	8.007
136 proposed dwellings	145	121	1089
Net	-141	-105	-754

Table 1: Net total people trip generation

		AM Peak	PM Peak	Daily Total
Existing office use	Walk (7%)	20	16	129
	Cycle (2%)	6	5	37
	Car/PTW (83%)	237	188	1530
	Passenger (5%)	14	11	92
	Bus (1%)	3	2	18
	Train (2%)	6	5	37
Proposed residential use	Walk (5%)	7	6	54
	Cycle (2%)	3	2	22
	Car/PTW (83%)	120	100	904
	Passenger (3%)	4	4	33
	Bus (1%)	1	1	11
	Train (6%)	9	7	65
Net	Walk	-13	-10	-75
	Cycle	-3	-3	-15
	Car/PTW	-117	-88	-626
	Passenger	-10	-7	-59
	Bus	-2	-1	-7
	Train	+3	+2	+28

Table 2: Net trip generation by mode

- 2.2 Based on this assessment, compared to the existing use the development would result in fewer movements by all modes except train. This is based on 2011 census data for the local MSOA. 2021 data is not considered appropriate for modal split use given it was conducted during COVID-19 pandemic when typical travel patterns were severely disrupted.
- 2.3 The submitted Transport Statement sets out that the applicant is willing to deliver a range of walking and cycling improvements, including a direct link to the Pinewood Centre, improvements to the pedestrian crossing over Nine Mile Ride, cycle link connection to Bracknell Forest network, surfacing of Hatch Ride and a crossing over Nine Mile Ride.
- 2.4 The modal splits do not take into account any of the improvements proposed and therefore represent a baseline scenario. The above improvements would be expected to increase the proportion of trips by walking and cycling.
- 2.5 It is noted that the LHA refer to a recent appeal decision to justify requests for the following improvements to sustainable travel:

- Contribution towards bus service frequency improvements over a 5 year period
- S278 works to deliver bus shelters and live bus information
- Seed funding for car clubs
- Shared use 3m footway/cycleway to north to connect to South Wokingham Extension

2.6 However, the appeal site is in a different location and did not benefit from an existing use / fallback position in the same way as the current site. The fallback is that the existing buildings can be converted to 109 residential units, such that the current proposal only represents an increase of 27 units. Given the development will result in a net reduction in total people movements to/from the site compared to the former office use, and the commitments already made to improve sustainable travel, it is not considered that all of the additional requests are likely to meet the obligation tests of necessity or reasonableness.

2.7 That being said, the applicant is willing to provide seed funding for a car club on site and to provide a parking space for this within the scheme. Costs have been obtained from two car club operators and will be provided separately. CoMoUK, the national charity for shared transport, prepare an annual report and in 2025 this shows that each car club vehicle in the UK replaced 23 private vehicles.

2.8 The applicant's position on public transport contribution and bus stop improvements is reserved, pending discussion with the planning authority.

2.9 Furthermore, a shared use 3m footway/cycleway north to South Wokingham Extension does not appear to be deliverable within the public highway, without significantly reducing the width of the existing carriageway on Old Wokingham Road and/or extensive impact on trees.

3. SWEPT PATH ANALYSIS

3.1 The LHA request updated swept path analysis of the site layout, for a large refuse vehicle, long wheelbase delivery van and fire engine.

3.2 The layout has been revised to address comments from various consultees, and the requested tracking is included in **Appendix C**.

4. DIMENSIONS OF GARAGES AND PARKING SPACES, EV CHARGING AND CYCLE PARKING

4.1 The LHA requested parallel bay dimensions be amended, and that garage sizes be amended if they are to count as both car and cycle parking. The revised layout in **Appendix D** included amended parallel bays to meet the requested dimensions.

- 4.2 Cycle parking is to be provided in sheds as shown on the layout and therefore the garage dimensions remain as previous. Sheffield cycle stands are now shown on the layout outside the flats for use by visitors. All cycle spaces within the stores located within Blocks A, B and C have been provided with a 1800mm manoeuvring aisle as requested within the consultation response.
- 4.3 As required by Building Regulations, each house will be provided with an EV charging point.

5. INTERNAL SITE LAYOUT / MISC

- 5.1 In response to a series of queries on the site layout, it is confirmed that:
- The height of the undercroft accesses to reach plots 60-69 and 88-97 are 2250mm.
 - Crossing points are now shown on the site layout
 - A series of horizontal and vertical deflections are proposed, including retention of the existing speed tables on the main access road. The distance between Nine Mile Ride and the first vertical deflection marginally exceeds the requested 80m at 93m
 - 2m pedestrian areas are shown on the layout, with visitor bays in shared surface areas clear of these
- 5.2 Additionally, the accommodation mix has been revised following consultation comments, whilst the total number of dwellings remains at 136 units. The revised schedule of accommodation is attached as **Appendix E**, with the revised parking calculator attached as **Appendix F**. This calculates a demand for 336 spaces with 338 shown on the layout (54 garages, 50 visitor/unallocated, 234 allocated).

6. SUMMARY

- 6.1 This report has been prepared to address the comments made by the local highway authority on the planning application for 136 dwellings at Pinewood Campus. Additional information has been provided where requested, and the site layout amended. A range of pedestrian and cycle improvements have already been proposed, and the applicant is willing to provide a car club on site.
- 6.2 Bearing in mind the context of reduced movement compared to the existing use, and fallback position of 109 flats under permitted development, it is not considered that all of the additional requests are likely to meet the obligation tests of necessity or reasonableness. However, the applicant is willing to discuss these matters further with the highway and planning authorities to reach an agreed position.

Appendix A

MEMORANDUM

From:	Ben Amey Principal Highways Management Officer		
Service	WBC Highways	App No:	260720
Address:	Pinewood Campus, Nine Mile Ride, Wokingham, RG40 3EW.		
Proposal:	Full application for the proposed erection of 136 dwellings (Use Class C3) along with associated parking, landscaping, public open space, drainage infrastructure, access and highway improvements, Suitable Alternative Natural Greenspace (SANG) and ancillary works following demolition of existing office campus.		
Type of Development:	Major Dwellings (10+)		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☒ Objection due to the reason(s) **stated below**.

Comments On Proposal

Introduction

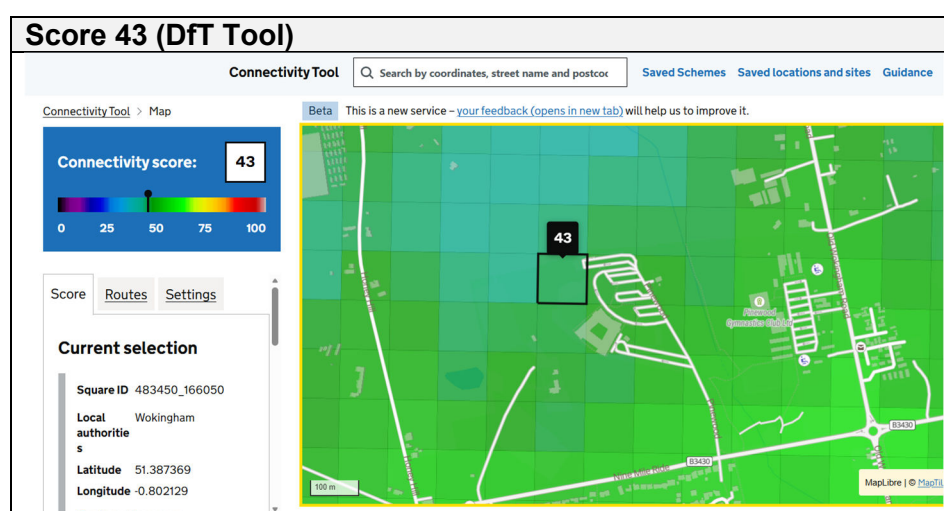
1. A final consultation response is provided below on behalf of the Local Highways Authority (LHA) for planning application no. 260720.
2. This response builds on the LHA's previous comments dated 22nd May 2026. Amended site plans were received on 23rd July 2026. Additional comments dated **20.08.2026** are provided in green for each topic.
3. The LHA took the position this site will be car dependent, raising concern about accessibility of the site using sustainable transport and distances to local facilities. Due to the distances to local facilities and a very poor existing bus service; it is not deemed possible for the development to improve bus services and walking/cycling infrastructure to prevent car dependency amongst residents.

4. The Brookfield Farm Appeal Decision (Appeal Ref: 6009352) and Edney's Hill Appeal Decision (App Ref: APP/X0360/W/26/6005646) have reinforced officers' position that Pinewood Campus cannot be defined as a sustainable location for new housing.
5. A Transport Statement and Travel Plan have been submitted as part of the planning application, produced by Paul Basham Associates. The LHA understand that full planning permission is sought for 136 dwellings (inc. 54 affordable homes and 82 market dwellings).

Access by Sustainable Transport Modes

6. The LHA consider this site an unsustainable location via sustainable travel modes due to the lack of facilities within walking and cycling distance. The Planning Inspectorate have described the nearby Heathlands site as 'highly dependent on transport by car due to the lack of facilities in walking distance. In the terms of Paragraph 110 of the Framework, ***'I do not consider that this is a sustainable location. Nor would it be made sustainable through the proposed transport measures.'*** (Heathlands Appeal Decision: Appeal Ref: APP/X0360/W/25/3359928:https://publicaccess.wokingham.gov.uk/PublicAccess_LIVE/Document/ViewDocument?id=B80B3565CB0D44E7A4D30742B3852F6B).
7. The LHA require the Transport Statement is updated to provide a multi-modal trip generation forecast which includes a forecast of journeys by walking, cycling, bus and rail. The NPPF Policy TR6 states that: *'In assessing movement patterns and potential impacts...reasonable future scenarios should be considered, taking into account impacts at relevant times of the day, potential cumulative impacts, multimodal trip generation and the promotion of sustainable modes of travel and realising the transport vision for the development itself'.*
8. Therefore, a multi-modal forecast is required to understand whether existing infrastructure will be suitable for the envisioned sustainable travel targets and forecast demand.
9. The LHA require provision of a shared use, 3.0m wide footway/cycleway to the north which connects the site to facilities north of the site and the South Wokingham Extension.
10. The Transport Statement submitted identifies in Table 1 that there is a limited number of facilities located within walking distance of the site. There is no railway station, large supermarket, pharmacy, GP Surgery or Secondary School within walking distance of the site.
11. The only bus service along the Nine-Mile Ride is the 125b service which runs two buses eastbound in the AM Peak Hour and two westbound in the PM Peak Hour.

12. The TS references further stops being available 1.5km (20 minutes' walk) from the site along Bucklers Ride. These are not considered likely to support any travel by bus given they are well beyond the 400m (5 minutes) acceptable walking distance cited by CIHT.
13. The TS also references Crowthorne Railway Station which is 3.5km from the site. This is well beyond the 800m (10 minutes) walking distance recommended by CIHT in their document 'Planning for Walking' (2015).
14. **20.08.2026: The DfT Accessibility tool gives low scores of the site's accessibility by sustainable transport modes. The score of 43/100 is described as 'very low' by DfT for accessibility by Public Transport and Walking. The connectivity score compares the location with squares of the same rural-urban class.**



Sustainable Transport Improvements

15. The LHA would recommend refusal due to the site's unsustainable location, without significant measures and contributions to reduce residents' reliance on the private car. The following improvements are required:
 - A northwards connection for cyclists and pedestrians via the Old Wokingham Road. The applicant should explore creating an improved route to the South Wokingham SDL and Wokingham Town Centre.
 - **20.08.2026: The applicant has not designed/proposed a new northwards connection for cyclists and pedestrians via the Old Wokingham Road.**
 - A contribution towards Bus Service Frequency Improvements over a five-year period and discussion of the contribution amount is required. (WBC are awaiting confirmation of the amount required from the operator; however, a minimum of £914 per dwelling is the likely amount required given this amount was agreed for the Heathlands Road site; and given this fell short of the operator's assessment that £200,000 per year would be needed to enhance Route 125 bus service. Appeal Ref: APP/X0360/W/25/3359928).

- **20.08.2026: Discussions with the current operator of Route 125 (Thames Valley Buses) have confirmed a contribution of £240k per year from Pinewood Campus could allow an hourly service to/from Wokingham. However, this would still not meet the Council's definition of a 'Good' bus service set out in Paragraph 4.37 of the Wokingham Core Strategy (2010). The Core Strategy requires a service every 30 minutes between 7am – 9am and 3pm – 7pm; with an hourly service in between.**
- Section 278 works to deliver Bus Shelters and Live Bus Information for the 'Johnson and Johnson' bus stops on Nine-Mile Ride, which are nearest the site and served by Route 125.
- **20.08.2026: The applicant has not confirmed in writing that bus shelters and live bus information boards would be provided.**
- Car Clubs – Viability reports should be obtained from private car club operators to establish whether it is viable for a privately operated electric car club to be provided on site by operators such as Co-Wheels or Enterprise Car Clubs. Any seed funding should be provided by the developer and dedicated parking spaces provided.
- **20.08.2026: The applicant still has not provided viability reports which assess the viability of car clubs on site; or an assessment of how this could reduce single occupancy vehicle trips from the site.**

Main Vehicle Access

16. Nine-Mile Ride is subject to a 40mph speed limit at the site access junction. The site is currently accessed via a priority junction with a ghost island right turn lane and a left turn diverge to the north of Nine-Mile Ride.
17. The Transport Assessment demonstrates that a visibility splay of 2.4m x 120m can be provided at the existing site access junction, in accordance with the required standard for a 40mph speed limit.
18. Some further details are required regarding emergency vehicle access and swept paths for the site access. These requirements are detailed below.
 - a. **20.08.2026: The additional swept paths requested have not been provided for emergency vehicles, refuse vehicles or long wheelbase vans.**

Emergency Vehicle Access

19. Comments have also been provided by the RBFS and the LHA request that their comments on layout are also addressed.

Swept Path Analysis

20. The LHA require swept paths to be updated as follows:

- a. Large Refuse Vehicle circulating the site and passing a modern large car measuring 2.0m wide.
- b. Long wheelbase delivery van passing a large car. (Mercedes Sprinter 6.97m long x 2.35m wide passing a 2.0m wide car).
- c. Fire Engine swept paths should be updated to include a Volvo FL8 (wider than the DB32 appliance used). The Volvo FL8 measures 2.46m wide x 8.510m (As per the Royal Berkshire Fire Service website: <https://www.rbfrs.co.uk/about-us/our-fleet/>).

21. A list of the best-selling modern large cars and some common delivery vans is provided in the Table below.

2025 Total New Registrations				
Make and Model	Number of Registrations ¹	Length ²	Width (Mirrors Out)	Width (No Mirrors)
Ford Puma	55,488	4.186m	1.930m	1.805m
Kia Sportage	47,788	4.485m		1.855m
Nissan Qashqai	41,141	4.425m	2.084m	1.835m
Vauxhall Corsa	35,947	4.060m	1.960m	
Nissan Juke	34,773	4.210m	1.983m	1.80m
VW Golf	32,478	4.284m	2.073m	1.789m
Volvo XC40	30,404	4.440m	2.034m	1.910m
MG HS	30,191	4.670m	2.066m	1.89m
VW Tiguan	39,857	4.539m	2.099m	1.839m
Hyundai Tucson	28,613	4.480m	2.065m	1.850m
Delivery Van Dimensions				
Ford Transit		4.973 (L1)	2.272m	2.080m
Mercedes Sprinter (L1)		5.267m	2.345m	
Sprinter (L3)		6.96m	2.345m	
VW Crafter		5.986m	2.427m	2.040m
Vauxhall Combi		4.753 (XL)	2.107m	
Vivar Electric		5.331 (XL)	2.204m	
Rivian EDV 700		7.06m	2.45m	

Vehicle Trips and Highway Capacity

22. The LHA note there is likely to be a decrease in vehicular trip generation of the site given its previous use as office space of 11,348sq.m Gross Floor Area.
23. The site also has previous permission for prior approval conversion from office to 109 dwellings (Ref: 242098). The LHA accepted that the proposed dwellings would generate fewer vehicle trips than the previous office use.
24. The TA forecasts that 136 dwellings will generate 79 two-way vehicle trips in the AM Peak Hour and 71 two-way vehicle trips in the PM Peak Hour.
25. Compared to the previous Office Use, there is forecast to be a reduction of 113 vehicle trips in the AM Peak Hour and a reduction of 96 vehicle trips in the PM Peak Hour.

Existing Offices	AM Peak (0800-0900)			PM Peak (1700-1800)		
	Arrivals	Departures	Total	Arrivals	Departures	Totals
Previous Trip Generation - Offices	174	18	192	19	148	167
Proposed Trip Generation - Residential	23	56	79	49	22	71
Net Impact	-151	-38	-113	+30	-126	-96

Table 4: Net Trip Impact Assessment

Car Parking Quantity

26. The LHA are satisfied with the proposed number of visitor car parking spaces. The WBC Parking standards require 0.2 visitor parking bays per dwelling which would give a requirement for 27 visitor parking bays on site. There appear to be 45 visitor parking spaces provided on site.

27. The Transport Statement proposes the following level of car parking provision across the site:

- 228 allocated spaces
- 46 garages
- 57 unallocated spaces
- 331 Total Car Parking spaces across the site.

28. The LHA are satisfied this number of spaces accords with the WBC Parking Standards (2011) which have been correctly applied using the WBC Parking Calculator for the development mix and an Urban Area.

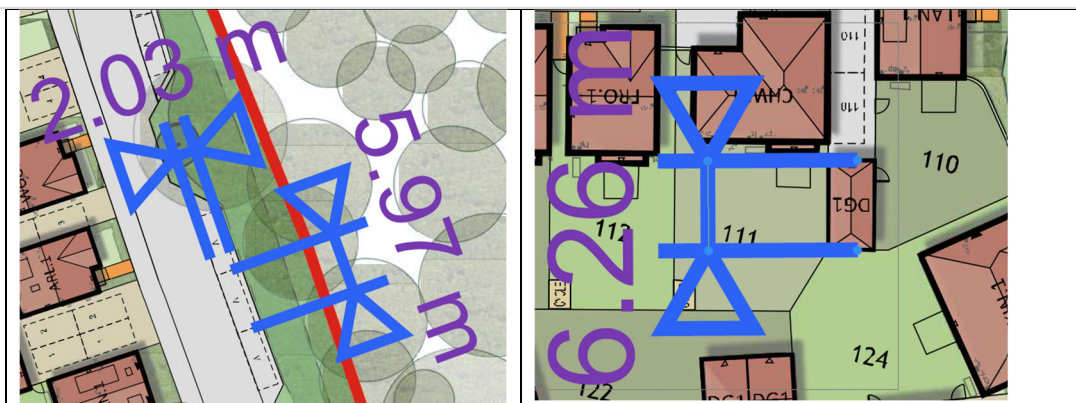
Dimensions of Garages and Parking Spaces

29. The LHA require larger parallel visitor parking spaces. The spaces are shown as 2.0m wide x 6.0m long. The spaces should be increased to 2.5m x 6.5m to accord with the WBC Car Parking Standards.

a. 20.08.2026: The revised spaces measure 2.5m x 6.40m.

30. The LHA require garages to measure 7m x 3m as per the WBC Parking Standards if the garages are to be counted as useable parking spaces and cycle stores.

Substandard Visitor Bays	Substandard Garage Length (If used for car + bike storage)
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Electrical Vehicle Charging Points

31. The LHA require confirmation that 1 Active Electric Vehicle Charging Point will be provided for each dwelling. The NPPF Policy TR1 requires that sustainable transport policies should ensure sustainable transport should be considered from the earliest stages of plan making including 'electric vehicle charging'.

Cycle Parking

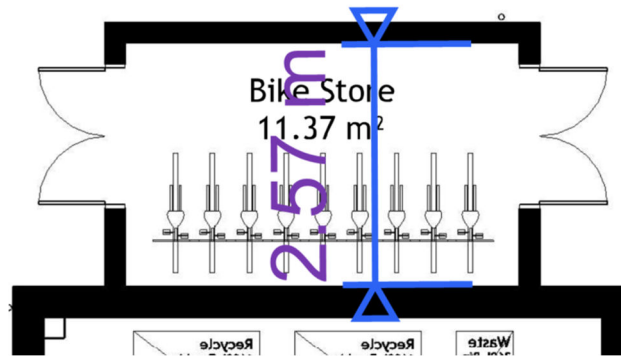
32. The LHA require the site masterplan to be amended to display the sheds in rear gardens (where these are proposed) and to propose garages which measure 3m x 7m where garages are expected to be used for both cycle parking and car parking.

a. **20.08.2026: The LHA are satisfied that the revised plan includes sheds in addition to garages; in locations where the garage size cannot be increased.**

33. The LHA also require amendment to show Sheffield cycle stands outside the flats to provide visitor cycle parking racks for visitors to the flats.

a. **20.08.2026: The LHA are satisfied that the amended site plan displays Sheffield Cycle Stands outside of the proposed flats.**

34. **20.08.2026: The cycle store for flats is only 2.57m wide and the manoeuvring aisle is only 1.16m wide. This is not wide enough for 1.8m long cycles to be manoeuvred in and out of cycle racks. LTN1/20 sets a minimum 1.8m wide manoeuvring aisle. The store does not appear to include a cycle stand which would allow the bike frame to be locked. The store for Block C is shown below.**



Internal Site Layout

35. The height of the undercroft entrances should be confirmed for Plots 60 – 69 and Plots 88 – 97.

a) 20.08.2026: Height of undercrofts has not been confirmed.

36. Crossings with dropped kerbs and tactile paving should be displayed on the internal site access roads.

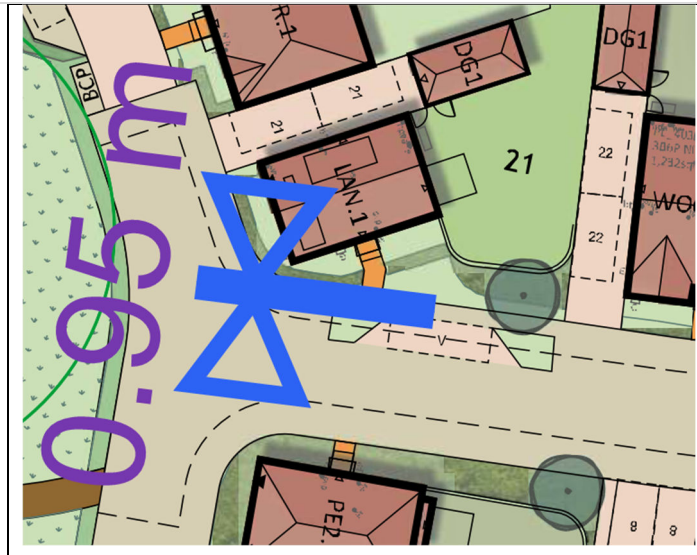
a) 20.08.2026: Crossings and dropped kerbs have not been added to the proposed internal site access roads.

37. The LHA require a 20mph design speed on site, as is specified within the WBC Living Streets Guide (2019). In order to achieve this, sections of straight road longer than c.80m should be avoided; unless horizontal or vertical traffic calming features are proposed.

a) 20.08.2026: One ramped speed table appears to be shown c.93m from the Nine-Mile Ride. Further speed tables are required to ensure vehicle speeds do not exceed 20mph within the site.

38. Traffic calming measures will be required on the site access roads every 50m – 80m in order to achieve compliance with this aspect of the WBC Living Streets document (2019). Indeed, speed tables are currently present to achieve the existing 15mph speed limit on site.

39. The LHA require amendment of the site layout to provide a 2.0m width footway continuously throughout the site. Visitor bays are proposed in a way which reduces the useable footway width to 0.95m which is considered unacceptable to the LHA. A screenshot is provided below:



Travel Plan

40. The LHA will require provision of measures to improve sustainable transport options and minimise reliance on the private car amongst residents.
41. The LHA are of the view the Travel Plan sets unrealistic targets for minimising car use amongst residents without significant upgrades to sustainable transport infrastructure in the area surrounding the site. The Travel Plan sets an unrealistic target to reduce single occupancy car journey by 10% during the first five-years of the development.
42. The Travel Plan includes the unrealistic assertion that 'The baseline modal splits indicate that only 7% of existing residents within the area currently travel to work by public transport'. This based on 2011 Census Data which is 15 years old and unlikely to reflect current bus services or travel patterns in the area surrounding the Pinewood Campus Site.
 - a. **20.08.2026: An amended Travel Plan has not been submitted providing more realistic targets, data and measures to achieve the 10% mode shift such as bus frequency enhancements, bus stop enhancements, car club spaces and new pedestrian/cycle routes. The Travel Plan would also need to use more representative baseline data for forecasting, such as TRICS Modal Split Data.**

Summary and Conclusions

43. The LHA cannot support the application given the site is considered an unsustainable location due to the lack of facilities within walking/cycling distance of the proposed development site. The LHA would expect a range of improvements to sustainable transport options for the site. The application is not considered compliant with NPPF Policies TR1 and TR3 or Wokingham Core Strategy Policy CP6.

44. NPPF Policy TR1 states that sustainable transport should be considered by *‘Locating proposed development where it can support sustainable patterns of movement and make effective use of existing or proposed transport infrastructure. The Connectivity Tool should be used to inform the assessment and selection of sites for development’.*
45. NPPF Policy TR3 sets an expectation that *‘Development proposals which could generate a significant amount of movement, in the context of the area within which they would be situated, should be in locations that are sustainable (or which can be made so, taking into account planned improvements, including any provided for as part of the development itself). This means the location should limit the need to travel, particularly by private car, and offer a genuine choice of transport modes for residents and users.*
46. The Wokingham Core Strategy Policy CP6 – Managing Travel Demand outlines that planning permission will be granted for schemes that: *‘Provide for sustainable forms of transport choice, are located where there will be choice in the mode of transport available and which minimise the distance people need to travel and c) Improve the existing infrastructure network, including road, rail and public transport, enhance facilities for pedestrians and cyclists, including provision for those with reduced mobility’.*

Recommended Reasons for Refusal

Access by Sustainable Travel Modes

The location of the proposed development is unsustainable in transport terms, with regards to its location, public transport services and access to facilities. The proposed development is not within walking distance of local facilities, amenities and schools and will result in a high level of car dependency which is contrary to the sustainable transport goals within the NPPF (August 2026) Policies TR1 (Vision Led Approach) and TR3 (Locating Development in Sustainable Locations) as well as policies CP1 and CP6 of the Wokingham Core Strategy.

Date:	20.08.2026	Signed:	Ben Amey
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Appendix B

WU03EW - Location of usual residence and place of work by method of travel to v

ONS Crown Copyright Reserved [from Nomis on 11 August 2026]

population	All usual residents aged 16 and over in employment the week before the c
units	Persons
usual residence	E02003458 : Wokingham 020 (2011 super output area - middle layer)
place of work	England and Wales (country)

Method of travel to work	2011	%
All categories: Method of travel	3,047	
Work mainly at or from home	0	0.00
Underground, metro, light rail or	7	0.00
Train	176	0.06
Bus, minibus or coach	19	0.01
Taxi	4	0.00
Motorcycle, scooter or moped	33	0.01
Driving a car or van	2,482	0.81
Passenger in a car or van	102	0.03
Bicycle	63	0.02
On foot	161	0.05

In order to protect against disclosure of personal information, records have been swapped between differe

ent geographic areas. Some counts will be affected, particularly small counts at the lowest geographies.

WU03EW - Location of usual residence and place of work by method of travel to work

ONS Crown Copyright Reserved [from Nomis on 11 August 2026]

population	All usual residents aged 16 and over in employment the week before the census
units	Persons
usual residence	England and Wales (country)
place of work	E02003458 : Wokingham 020 (2011 super output area - middle layer)

Method of travel to work	2011	
All categories: Method of travel	1,948	%
Work mainly at or from home	0	0.00
Underground, metro, light rail or	5	0.00
Train	41	0.021
Bus, minibuss or coach	18	0.009
Taxi	1	0.00
Motorcycle, scooter or moped	18	0.009
Driving a car or van	1,575	0.809
Passenger in a car or van	103	0.053
Bicycle	43	0.022
On foot	144	0.074

In order to protect against disclosure of personal information, records have been swapped between different

it geographic areas. Some counts will be affected, particularly small counts at the lowest geographies.

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use: 02 - EMPLOYMENT

Category: A - OFFICE

Selected Vehicle Type: Total People

**BOLD print indicates peak (busiest) period*

Selected regions and areas:

02	SOUTH EAST		
	KC	KENT	1 day
	WS	WEST SUSSEX	1 day
04	EAST ANGLIA		
	CA	CAMBRIDGESHIRE	1 day
08	NORTH WEST		
	LC	LANCASHIRE	1 day
09	NORTH		
	TW	TYNE & WEAR	1 day
10	WALES		
	CO	CONWY	1 day
11	SCOTLAND		
	HI	HIGHLAND	1 day
13	MUNSTER		
	CR	CORK	1 day

This section displays the number of survey days per TRICS® sub-region in the selected set.

Audit Code: 3638e81f-140b-4f6a-bb12-e95e382e39c2

Primary Filtering Selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter:	GFA
Actual Range:	5000 to 15000 (units:sqm)
Range Selected by User:	5000 to 15950 (units:sqm)
Parking Spaces Range:	0 - 2923

Public Transport Provision:

Selection by:	All Surveys Included
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Date Range:	29/06/00 to 10/11/25
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This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:

Monday	1 days
Tuesday	2 days
Wednesday	3 days
Thursday	1 days
Friday	1 days

This data displays the number of selected surveys by day of the week.

Selected survey types:

Manual count	8
Direction ATC Count	0

This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaken using machines

Selected Locations:

Edge of Town	8 days
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This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.

Selected Location Sub Categories:

Commercial Zone	2 days
Development Zone	1 days
No Sub Category	4 days
Residential Zone	1 days

This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.

Inclusion of Servicing Vehicle Counts:

Servicing vehicles Included	2 days
Servicing vehicles Unknown	6 days

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Secondary Filtering Selection:**Use Class:**

Not Known

8 surveys

This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order (England) 2020 has been used for this purpose, which can be found within the Library module of TRICS®.

Population within 500m Range:**21 - 4250****Population within 1 mile:**

5,001 to 10,000	1 surveys
10,001 to 15,000	3 surveys
15,001 to 20,000	1 surveys
20,001 to 25,000	2 surveys
25,001 to 50,000	1 surveys

This data displays the number of selected surveys within stated 1-mile radii of population.

Population within 5 miles:

50,001 to 75,000	1 surveys
75,001 to 100,000	2 surveys
100,001 to 125,000	1 surveys
125,001 to 250,000	3 surveys
250,001 to 500,000	1 surveys

This data displays the number of selected surveys within stated 5-mile radii of population.

Car ownership within 5 miles:

0.6 to 1.0	4 surveys
1.1 to 1.5	4 surveys

This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.

Petrol filling station:	
This data displays the number of surveys within the selected set that include petrol filling station activity, and the number of surveys that do not.	
Travel Plan:	
No	8 surveys
This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.	
PTAL Rating:	
No PTAL Present	8 surveys
This data displays the number of surveys within the selected set by PTAL rating category.	
COVID-19 Restrictions:	
No	

Audit Code: 3638e81f-140b-4f6a-bb12-e95e382e39c2

1	CA-02-A-04	OFFICE	CAMBRIDGESHIRE
MADINGLEY RISE CAMBRIDGE Edge of Town No Sub Category Gross floor area: 5463.00 sqm Survey date: Tuesday 28/01/2025			
			Survey Type: Manual
2	CO-02-A-01	GOVERNMENT OFFICES	CONWY
NARROW LANE LLANDUDNO JUNCTION Edge of Town Commercial Zone Gross floor area: 6186.00 sqm Survey date: Wednesday 28/03/2018			
			Survey Type: Manual
3	CR-02-A-01	STATISTICS OFFICES	CORK
MAHON CRESCENT CORK Edge of Town No Sub Category Gross floor area: 8600.00 sqm Survey date: Monday 23/06/2014			
			Survey Type: Manual
4	HI-02-A-03	OFFICE	HIGHLAND
HIGHLANDER WAY INVERNESS Edge of Town Development Zone Gross floor area: 5400.00 sqm Survey date: Wednesday 20/05/2009			
			Survey Type: Manual
5	KC-02-A-06	LAND REGISTRY	KENT
FOREST ROAD TUNBRIDGE WELLS CAMDEN PARK Edge of Town Residential Zone Gross floor area: 5677.00 sqm Survey date: Tuesday 01/12/2009			
			Survey Type: Manual
6	LC-02-A-07	COUNCIL OFFICES	LANCASHIRE
SOUTH PROMENADE BLACKPOOL SAINT ANNES Edge of Town No Sub Category Gross floor area: 6678.00 sqm Survey date: Friday 13/05/2005			
			Survey Type: Manual
7	TW-02-A-03	DEVELOPMENT AGENCY	TYNE & WEAR
KINGFISHER BOULEVARD NEWCASTLE UPON TYNE LEMINGTON Edge of Town Commercial Zone Gross floor area: 6480.00 sqm Survey date: Thursday 11/12/2008			
			Survey Type: Manual

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8

WS-02-A-06

SOUTHERN WATER OFFICES

WEST SUSSEX

YEOMAN ROAD

WORTHING

Edge of Town

No Sub Category

Gross floor area: 5700.00 sqm

Survey date: Wednesday 18/05/2022

Survey Type: Manual

Audit Code: 3638e81f-140b-4f6a-bb12-e95e382e39c2

TRIP RATE for Land Use 02 - EMPLOYMENT/A - OFFICE

Total People

Calculation factor: 100 sqm

*BOLD print indicates peak (busiest) period

Time Range	No. Days	Ave. GFA	Arrivals	Departures	Totals
00:00-01:00					
01:00-02:00					
02:00-03:00					
03:00-04:00					
04:00-05:00					
05:00-06:00					
06:00-07:00					
07:00-08:00	8	6273	0.715	0.060	0.775
08:00-09:00	8	6273	2.353	0.171	2.524
09:00-10:00	8	6273	1.648	0.263	1.911
10:00-11:00	8	6273	0.526	0.267	0.793
11:00-12:00	8	6273	0.393	0.365	0.758
12:00-13:00	8	6273	0.472	1.084	1.556
13:00-14:00	8	6273	0.945	0.745	1.690
14:00-15:00	8	6273	0.510	0.416	0.926
15:00-16:00	8	6273	0.269	0.604	0.873
16:00-17:00	8	6273	0.271	1.451	1.722
17:00-18:00	8	6273	0.136	1.859	1.995
18:00-19:00	8	6273	0.058	0.658	0.716
19:00-20:00					
20:00-21:00					
21:00-22:00					
22:00-23:00					
23:00-00:00					
Total Rates:			8.296	7.943	16.239

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: $COUNT/TRP*FACT$. Trip rates are then rounded to 3 decimal places.

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Parameter Summary:

Trip rate parameter range selected:	5000 - 15950 (units: sqm)
Survey date date range:	13/05/2005 - 28/01/2025
Number of weekdays (Monday-Friday):	8
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	0
Surveys manually removed from selection:	0

This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are show. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.

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TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use: 03 - RESIDENTIAL

Category: A - HOUSES PRIVATELY OWNED

Selected Vehicle Type: Total People

**BOLD print indicates peak (busiest) period*

Selected regions and areas:

02	SOUTH EAST	
	CT	CENTRAL BEDFORDSHIRE 1 day
	ES	EAST SUSSEX 6 days
	EX	ESSEX 1 day
	HC	HAMPSHIRE 7 days
	HF	HERTFORDSHIRE 2 days
	KC	KENT 5 days
	SC	SURREY 3 days
	WB	WEST BERKSHIRE 1 day
	WS	WEST SUSSEX 9 days
03	SOUTH WEST	
	DC	DORSET 2 days
	WL	WILTSHIRE 1 day
04	EAST ANGLIA	
	CA	CAMBRIDGESHIRE 2 days
	NF	NORFOLK 5 days
	SF	SUFFOLK 2 days
05	EAST MIDLANDS	
	LN	LINCOLNSHIRE 1 day
	NT	NOTTINGHAMSHIRE 1 day
06	WEST MIDLANDS	
	TE	TELFORD & WREKIN 1 day
	WM	WEST MIDLANDS 1 day
07	YORKSHIRE & NORTH LINCOLNSHIRE	
	NY	NORTH YORKSHIRE 2 days
08	NORTH WEST	
	BB	BLACKBURN WITH DARWEN 1 day
	LC	LANCASHIRE 1 day
09	NORTH	
	CU	CUMBERLAND 1 day
	DH	DURHAM 1 day
	IM	ISLE OF MAN 1 day
	TW	TYNE & WEAR 1 day
10	WALES	
	CF	CARDIFF 1 day
	WR	WREXHAM 1 day
11	SCOTLAND	
	AS	ABERDEENSHIRE 1 day
	FI	FIFE 1 day
	HI	HIGHLAND 1 day
12	CONNAUGHT	
	GA	GALWAY 1 day
	MA	MAYO 1 day
	RO	ROSCOMMON 1 day
13	MUNSTER	
	TI	TIPPERARY 1 day
14	LEINSTER	
	KK	KILKENNY 1 day
	WC	WICKLOW 1 day
15	GREATER DUBLIN	
	DL	DUBLIN 2 days
16	ULSTER (REPUBLIC OF IRELAND)	
	CV	CAVAN 1 day
	DN	DONEGAL 2 days
17	ULSTER (NORTHERN IRELAND)	

AN	ANTRIM	2 days
AR	ARMAGH	1 day
DE	DERRY	1 day
DO	DOWN	1 day
TY	TYRONE	1 day

This section displays the number of survey days per TRICS® sub-region in the selected set.

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Primary Filtering Selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter:	DWELLS
Actual Range:	50 to 199 (units:DWELLS)
Range Selected by User:	50 to 200 (units:DWELLS)
Parking Spaces Range:	0 - 2824

Public Transport Provision:	
Selection by:	All Surveys Included
Date Range:	04/07/00 to 24/03/26

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:

Monday	14 days
Tuesday	22 days
Wednesday	17 days
Thursday	19 days
Friday	9 days

This data displays the number of selected surveys by day of the week.

Selected survey types:

Manual count	81
Direction ATC Count	0

This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaken using machines

Selected Locations:

Edge of Town	81 days
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This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.

Selected Location Sub Categories:

Development Zone	1 days
Industrial Zone	2 days
No Sub Category	10 days
Out of Town	3 days
Residential Zone	64 days
Village	1 days

This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.

Inclusion of Servicing Vehicle Counts:

Servicing vehicles Excluded	13 days
Servicing vehicles Included	8 days
Servicing vehicles Unknown	60 days

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Secondary Filtering Selection:

Use Class:

C3

81 surveys

This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order (England) 2020 has been used for this purpose, which can be found within the Library module of TRICS®.

Population within 500m Range:

220 - 4850

Population within 1 mile:

1,000 or Less	1 surveys
1,001 to 5,000	9 surveys
5,001 to 10,000	23 surveys
10,001 to 15,000	26 surveys
15,001 to 20,000	13 surveys
20,001 to 25,000	7 surveys
25,001 to 50,000	2 surveys

This data displays the number of selected surveys within stated 1-mile radii of population.

Population within 5 miles:

5,000 or Less	1 surveys
5,001 to 25,000	12 surveys
25,001 to 50,000	15 surveys
50,001 to 75,000	10 surveys
75,001 to 100,000	10 surveys
100,001 to 125,000	6 surveys
125,001 to 250,000	23 surveys
250,001 to 500,000	3 surveys
500,001 or More	1 surveys

This data displays the number of selected surveys within stated 5-mile radii of population.

Car ownership within 5 miles:

0.6 to 1.0	25 surveys
1.1 to 1.5	47 surveys
1.6 to 2.0	9 surveys

This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.

Petrol filling station:

This data displays the number of surveys within the selected set that include petrol filling station activity, and the number of surveys that do not.

Travel Plan:

No	41 surveys
No	3 surveys
No	2 surveys
Yes	35 surveys

This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.

PTAL Rating:

No PTAL Present	81 surveys
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This data displays the number of surveys within the selected set by PTAL rating category.

COVID-19 Restrictions:

Yes - At least one survey within the selected data set was undertaken at a time of Covid-19 restrictions

Audit Code: 0af802ae-a59a-4b8c-9b04-91859a71782b

1	AN-03-A-03	SEMI DETACHED	ANTRIM
KNOCKMORE ROAD LISBURN Edge of Town Residential Zone Number of dwellings: 86.00 DWELLS Survey date: Thursday 14/11/2002			
		Survey Type: Manual	
2	AN-03-A-09	DETACHED & SEMI-DETACHED	ANTRIM
SLOEFIELD DRIVE CARRICKFERGUS Edge of Town No Sub Category Number of dwellings: 151.00 DWELLS Survey date: Wednesday 12/10/2016			
		Survey Type: Manual	
3	AR-03-A-01	MIXED HOUSES	ARMAGH
BIRCHDALE MANOR LURGAN Edge of Town Residential Zone Number of dwellings: 153.00 DWELLS Survey date: Tuesday 15/06/2010			
		Survey Type: Manual	
4	AS-03-A-02	MIXED HOUSES	ABERDEENSHIRE
FARROCHIE ROAD STONEHAVEN Edge of Town Residential Zone Number of dwellings: 131.00 DWELLS Survey date: Wednesday 20/04/2022			
		Survey Type: Manual	
5	BB-03-A-03	DETACHED/SEMI D.	BLACKBURN WITH DARWEN
REVIDGE ROAD BLACKBURN FOUR LANE ENDS Edge of Town Residential Zone Number of dwellings: 185.00 DWELLS Survey date: Thursday 10/06/2004			
		Survey Type: Manual	
6	CA-03-A-01	SEMI D./TERRACED	CAMBRIDGESHIRE
FALLOWFIELD CAMBRIDGE CHESTERTON Edge of Town Residential Zone Number of dwellings: 124.00 DWELLS Survey date: Tuesday 06/02/2001			
		Survey Type: Manual	
7	CA-03-A-09	MIXED HOUSES & FLATS	CAMBRIDGESHIRE
EDDINGTON AVENUE CAMBRIDGE EDDINGTON Edge of Town Development Zone Number of dwellings: 153.00 DWELLS Survey date: Thursday 28/11/2024			
		Survey Type: Manual	

Audit Code: 0af802ae-a59a-4b8c-9b04-91859a71782b

8 DROPE ROAD CARDIFF Edge of Town Residential Zone Number of dwellings: 196.00 DWELLS Survey date: Friday 05/10/2007	CF-03-A-02	MIXED HOUSES	CARDIFF	Survey Type: Manual
9 ARLESEY ROAD STOTFOLD Edge of Town Residential Zone Number of dwellings: 73.00 DWELLS Survey date: Tuesday 27/06/2023	CT-03-A-03	MIXED HOUSES	CENTRAL BEDFORDSHIRE	Survey Type: Manual
10 MOORCLOSE ROAD WORKINGTON SALTERBACK Edge of Town No Sub Category Number of dwellings: 82.00 DWELLS Survey date: Friday 24/04/2009	CU-03-A-03	SEMI DETACHED	CUMBERLAND	Survey Type: Manual
11 R212 DUBLIN ROAD CAVAN KILLYNEBBER Edge of Town No Sub Category Number of dwellings: 80.00 DWELLS Survey date: Monday 22/05/2017	CV-03-A-02	DETACHED & SEMI DETACHED	CAVAN	Survey Type: Manual
12 ADDISON CLOSE GILLINGHAM Edge of Town Residential Zone Number of dwellings: 106.00 DWELLS Survey date: Tuesday 10/06/2025	DC-03-A-13	MIXED HOUSES	DORSET	Survey Type: Manual
13 A350 SHAFTESBURY Edge of Town No Sub Category Number of dwellings: 177.00 DWELLS Survey date: Tuesday 18/11/2025	DC-03-A-14	MIXED HOUSES	DORSET	Survey Type: Manual
14 CLOYFIN ROAD COLERAINE LOGUESTOWN IND. ESTATE Edge of Town Industrial Zone Number of dwellings: 51.00 DWELLS Survey date: Friday 20/05/2022	DE-03-A-05	SEMI-DETACHED & TERRACED	DERRY	Survey Type: Manual

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15 PILGRIMS WAY DURHAM Edge of Town Residential Zone Number of dwellings: 57.00 DWELLS Survey date: Friday 19/10/2018	DH-03-A-03	SEMI-DETACHED & TERRACED	DURHAM	Survey Type: Manual
16 UPPER KILMACUD ROAD DUBLIN DUNDRUM Edge of Town Residential Zone Number of dwellings: 147.00 DWELLS Survey date: Friday 30/04/2010	DL-03-A-06	DETACHED	DUBLIN	Survey Type: Manual
17 R124 MALAHIDE SAINT HELENS Edge of Town Residential Zone Number of dwellings: 65.00 DWELLS Survey date: Wednesday 20/06/2018	DL-03-A-10	SEMI DETACHED & DETACHED	DUBLIN	Survey Type: Manual
18 THE GRANGE LETTERKENNY GLENCAR IRISH Edge of Town Residential Zone Number of dwellings: 50.00 DWELLS Survey date: Monday 01/09/2014	DN-03-A-03	DETACHED/SEMI-DETACHED	DONEGAL	Survey Type: Manual
19 GORTLEE ROAD LETTERKENNY GORTLEE Edge of Town Residential Zone Number of dwellings: 83.00 DWELLS Survey date: Friday 26/09/2014	DN-03-A-04	SEMI-DETACHED	DONEGAL	Survey Type: Manual
20 OLD MILL HEIGHTS BELFAST DUNDONALD Edge of Town Residential Zone Number of dwellings: 79.00 DWELLS Survey date: Wednesday 23/10/2013	DO-03-A-03	DETACHED/SEMI DETACHED	DOWN	Survey Type: Manual
21 NEW ROAD HAILSHAM HELLINGLY Edge of Town Residential Zone Number of dwellings: 91.00 DWELLS Survey date: Thursday 07/11/2019	ES-03-A-07	MIXED HOUSES & FLATS	EAST SUSSEX	Survey Type: Manual

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22	ES-03-A-10	MIXED HOUSES & FLATS	EAST SUSSEX
WATERGATE BEXHILL-ON-SEA Edge of Town Residential Zone Number of dwellings: 139.00 DWELLS Survey date: Thursday 28/09/2023			
			Survey Type: Manual
23	ES-03-A-14	MIXED HOUSES & FLATS	EAST SUSSEX
RATTLE ROAD NEAR EASTBOURNE STONE CROSS Edge of Town Residential Zone Number of dwellings: 120.00 DWELLS Survey date: Tuesday 30/04/2024			
			Survey Type: Manual
24	ES-03-A-19	MIXED HOUSES & FLATS	EAST SUSSEX
WRESTWOOD ROAD BEXHILL-ON-SEA Edge of Town Residential Zone Number of dwellings: 190.00 DWELLS Survey date: Wednesday 09/10/2024			
			Survey Type: Manual
25	ES-03-A-21	MIXED HOUSES & FLATS	EAST SUSSEX
PARK ROAD HAILSHAM HELLINGLY Edge of Town Residential Zone Number of dwellings: 160.00 DWELLS Survey date: Wednesday 26/03/2025			
			Survey Type: Manual
26	ES-03-A-22	MIXED HOUSES	EAST SUSSEX
THE FAIRWAY NEWHAVEN Edge of Town Residential Zone Number of dwellings: 85.00 DWELLS Survey date: Tuesday 22/04/2025			
			Survey Type: Manual
27	EX-03-A-03	MIXED HOUSES	ESSEX
KESTREL GROVE RAYLEIGH Edge of Town Residential Zone Number of dwellings: 123.00 DWELLS Survey date: Monday 27/09/2021			
			Survey Type: Manual
28	FI-03-A-03	MIXED HOUSES	FIFE
WOODMILL ROAD DUNFERMLINE Edge of Town Residential Zone Number of dwellings: 155.00 DWELLS Survey date: Monday 30/04/2007			
			Survey Type: Manual

Audit Code: 0af802ae-a59a-4b8c-9b04-91859a71782b

29 HEADFORD ROAD GALWAY KNOCKAYARRAGH Edge of Town No Sub Category Number of dwellings: 123.00 DWELLS Survey date: Wednesday 20/09/2006	GA-03-A-01	SEMI DETACHED	GALWAY	Survey Type: Manual
30 DAIRY ROAD ANDOVER Edge of Town Residential Zone Number of dwellings: 73.00 DWELLS Survey date: Tuesday 16/11/2021	HC-03-A-27	MIXED HOUSES	HAMPSHIRE	Survey Type: Manual
31 EAGLE AVENUE WATERLOOVILLE LOVEDEAN Edge of Town Residential Zone Number of dwellings: 125.00 DWELLS Survey date: Monday 08/11/2021	HC-03-A-28	MIXED HOUSES & FLATS	HAMPSHIRE	Survey Type: Manual
32 HAVANT ROAD EMSWORTH Edge of Town Residential Zone Number of dwellings: 145.00 DWELLS Survey date: Tuesday 12/09/2023	HC-03-A-36	MIXED HOUSES & FLATS	HAMPSHIRE	Survey Type: Manual
33 REDFIELDS LANE FLEET CHURCH CROOKHAM Edge of Town Residential Zone Number of dwellings: 50.00 DWELLS Survey date: Wednesday 27/03/2024	HC-03-A-37	MIXED HOUSES	HAMPSHIRE	Survey Type: Manual
34 KILN ROAD LIPHOOK Edge of Town Residential Zone Number of dwellings: 156.00 DWELLS Survey date: Thursday 14/11/2024	HC-03-A-39	MIXED HOUSES & FLATS	HAMPSHIRE	Survey Type: Manual
35 CROW LANE RINGWOOD CROW Edge of Town Residential Zone Number of dwellings: 195.00 DWELLS Survey date: Monday 30/06/2025	HC-03-A-41	MIXED HOUSES & FLATS	HAMPSHIRE	Survey Type: Manual

Audit Code: 0af802ae-a59a-4b8c-9b04-91859a71782b

36 FINKLEY FARM ROAD ANDOVER Edge of Town Residential Zone Number of dwellings: 68.00 DWELLS Survey date: Monday 10/11/2025	HC-03-A-45	MIXED HOUSES & FLATS	HAMPSHIRE	Survey Type: Manual
37 HARE STREET ROAD BUNTINGFORD Edge of Town Residential Zone Number of dwellings: 160.00 DWELLS Survey date: Monday 08/07/2019	HF-03-A-03	MIXED HOUSES	HERTFORDSHIRE	Survey Type: Manual
38 A505 ROYSTON Edge of Town Residential Zone Number of dwellings: 180.00 DWELLS Survey date: Tuesday 28/11/2023	HF-03-A-06	MIXED HOUSES & FLATS	HERTFORDSHIRE	Survey Type: Manual
39 STEVENSON ROAD INVERNESS INSHES Edge of Town Residential Zone Number of dwellings: 85.00 DWELLS Survey date: Monday 05/06/2006	HI-03-A-11	BUNGALOWS	HIGHLAND	Survey Type: Manual
40 MOORAGH PROMENADE RAMSEY Edge of Town Residential Zone Number of dwellings: 129.00 DWELLS Survey date: Thursday 23/05/2024	IM-03-A-06	MIXED HOUSES	ISLE OF MAN	Survey Type: Manual
41 KILN BARN ROAD AYLESFORD DITTON Edge of Town Residential Zone Number of dwellings: 110.00 DWELLS Survey date: Friday 22/09/2017	KC-03-A-04	SEMI-DETACHED & TERRACED	KENT	Survey Type: Manual
42 HEADCORN ROAD STAPLEHURST Edge of Town Residential Zone Number of dwellings: 106.00 DWELLS Survey date: Tuesday 09/05/2023	KC-03-A-10	MIXED HOUSES	KENT	Survey Type: Manual

Audit Code: 0af802ae-a59a-4b8c-9b04-91859a71782b

43 WESTERN LINK FAVERSHAM DAVINGTON Edge of Town Residential Zone Number of dwellings: 186.00 DWELLS Survey date: Tuesday 19/09/2023	KC-03-A-12	MIXED HOUSES & FLATS	KENT	Survey Type: Manual
44 HEADCORN ROAD STAPLEHURST Edge of Town Residential Zone Number of dwellings: 167.00 DWELLS Survey date: Thursday 22/05/2025	KC-03-A-14	MIXED HOUSES	KENT	Survey Type: Manual
45 A20 ASHFORD ORCHARD HEIGHTS Edge of Town Residential Zone Number of dwellings: 61.00 DWELLS Survey date: Wednesday 15/10/2025	KC-03-A-16	MIXED HOUSES & FLATS	KENT	Survey Type: Manual
46 FRESHFORD ROAD KILKENNY FRIARSINCH Edge of Town Residential Zone Number of dwellings: 70.00 DWELLS Survey date: Wednesday 26/11/2008	KK-03-A-03	MIXED HOUSING	KILKENNY	Survey Type: Manual
47 CLIFTON DRIVE NORTH BLACKPOOL Edge of Town Residential Zone Number of dwellings: 98.00 DWELLS Survey date: Tuesday 18/10/2005	LC-03-A-22	BUNGALOWS	LANCASHIRE	Survey Type: Manual
48 BRANT ROAD LINCOLN BRACEBRIDGE Edge of Town Residential Zone Number of dwellings: 150.00 DWELLS Survey date: Tuesday 15/05/2007	LN-03-A-01	MIXED HOUSES	LINCOLNSHIRE	Survey Type: Manual
49 GARRYDUFF PARK CASTLEBAR Edge of Town Residential Zone Number of dwellings: 64.00 DWELLS Survey date: Friday 03/10/2025	MA-03-A-03	MIXED HOUSES & FLATS	MAYO	Survey Type: Manual

Audit Code: 0af802ae-a59a-4b8c-9b04-91859a71782b

50 WOODFARM LANE GORLESTON-ON-SEA Edge of Town Residential Zone Number of dwellings: 55.00 DWELLS Survey date: Tuesday 21/09/2021	NF-03-A-25	MIXED HOUSES & FLATS	NORFOLK	Survey Type: Manual
51 LONDON ROAD ATTLEBOROUGH Edge of Town Residential Zone Number of dwellings: 143.00 DWELLS Survey date: Thursday 29/09/2022	NF-03-A-33	MIXED HOUSES	NORFOLK	Survey Type: Manual
52 NORWICH ROAD SWAFFHAM Edge of Town Out of Town Number of dwellings: 80.00 DWELLS Survey date: Tuesday 27/09/2022	NF-03-A-34	MIXED HOUSES	NORFOLK	Survey Type: Manual
53 REPTON AVENUE NORWICH Edge of Town Residential Zone Number of dwellings: 116.00 DWELLS Survey date: Wednesday 28/09/2022	NF-03-A-35	MIXED HOUSES & FLATS	NORFOLK	Survey Type: Manual
54 LONDON ROAD WYMONDHAM Edge of Town No Sub Category Number of dwellings: 75.00 DWELLS Survey date: Thursday 29/09/2022	NF-03-A-36	MIXED HOUSES	NORFOLK	Survey Type: Manual
55 B6018 SUTTON ROAD KIRKBY-IN-ASHFIELD Edge of Town Residential Zone Number of dwellings: 166.00 DWELLS Survey date: Wednesday 28/06/2006	NT-03-A-03	SEMI DETACHED	NOTTINGHAMSHIRE	Survey Type: Manual
56 BOROUGHBRIDGE ROAD RIPON Edge of Town No Sub Category Number of dwellings: 71.00 DWELLS Survey date: Tuesday 17/09/2013	NY-03-A-10	HOUSES AND FLATS	NORTH YORKSHIRE	Survey Type: Manual

Audit Code: 0af802ae-a59a-4b8c-9b04-91859a71782b

57 MILBY ROAD BOROUGHBRIDGE MILBY Edge of Town Residential Zone Number of dwellings: 145.00 DWELLS Survey date: Thursday 19/09/2024	NY-03-A-15	DETACHED & SEMI-DETACHED	NORTH YORKSHIRE	Survey Type: Manual
58 GALWAY ROAD ROSCOMMON Edge of Town No Sub Category Number of dwellings: 80.00 DWELLS Survey date: Thursday 07/05/2009	RO-03-A-01	MIXED HOUSES	ROSCOMMON	Survey Type: Manual
59 HIGH ROAD BYFLEET Edge of Town Residential Zone Number of dwellings: 71.00 DWELLS Survey date: Thursday 23/01/2014	SC-03-A-04	DETACHED & TERRACED	SURREY	Survey Type: Manual
60 FOLLY HILL FARNHAM Edge of Town Residential Zone Number of dwellings: 96.00 DWELLS Survey date: Tuesday 14/05/2024	SC-03-A-11	MIXED HOUSES	SURREY	Survey Type: Manual
61 HOLLOWAY HILL CHERTSEY Edge of Town Residential Zone Number of dwellings: 186.00 DWELLS Survey date: Tuesday 22/10/2024	SC-03-A-14	MIXED HOUSES & FLATS	SURREY	Survey Type: Manual
62 BARTON HILL BURY ST EDMUNDS FORNHAM ST MARTIN Edge of Town Out of Town Number of dwellings: 101.00 DWELLS Survey date: Monday 15/05/2006	SF-03-A-03	MIXED HOUSES	SUFFOLK	Survey Type: Manual
63 LOVETOFTS DRIVE IPSWICH WHITEHOUSE Edge of Town Residential Zone Number of dwellings: 149.00 DWELLS Survey date: Tuesday 22/06/2021	SF-03-A-10	TERRACED & SEMI-DETACHED	SUFFOLK	Survey Type: Manual

Audit Code: 0af802ae-a59a-4b8c-9b04-91859a71782b

64 SANDCROFT TELFORD SUTTON HILL Edge of Town Residential Zone Number of dwellings: 54.00 DWELLS Survey date: Thursday 24/10/2013	TE-03-A-03	SEMI-DETACHED/TERRACED	TELFORD & WREKIN	Survey Type: Manual
65 BRITTAS ROAD THURLES Edge of Town Out of Town Number of dwellings: 76.00 DWELLS Survey date: Thursday 17/06/2021	TI-03-A-01	MIXED HOUSES	TIPPERARY	Survey Type: Manual
66 LEECHMERE ROAD SUNDERLAND HILLVIEW Edge of Town Residential Zone Number of dwellings: 81.00 DWELLS Survey date: Wednesday 18/09/2002	TW-03-A-01	SEMI DETACHED	TYNE & WEAR	Survey Type: Manual
67 SANDHOLES ROAD COOKSTOWN DERRYLOAN Edge of Town Industrial Zone Number of dwellings: 101.00 DWELLS Survey date: Thursday 14/03/2019	TY-03-A-02	SEMI DETACHED & BUNGALOWS	TYRONE	Survey Type: Manual
68 DORKING WAY READING CALCOT Edge of Town Residential Zone Number of dwellings: 199.00 DWELLS Survey date: Thursday 12/09/2024	WB-03-A-04	MIXED HOUSES	WEST BERKSHIRE	Survey Type: Manual
69 STATION ROAD WICKLOW CORPORATION MURRAGH Edge of Town No Sub Category Number of dwellings: 50.00 DWELLS Survey date: Monday 28/05/2018	WC-03-A-01	DETACHED HOUSES	WICKLOW	Survey Type: Manual
70 MAPLE DRIVE WOOTTON BASSETT Edge of Town Residential Zone Number of dwellings: 99.00 DWELLS Survey date: Monday 02/10/2006	WL-03-A-01	SEMI D./TERRACED W. BASSETT	WILTSHIRE	Survey Type: Manual

Audit Code: 0af802ae-a59a-4b8c-9b04-91859a71782b

71 BASELEY WAY COVENTRY ROWLEYS GREEN Edge of Town Residential Zone Number of dwellings: 84.00 DWELLS Survey date: Monday 24/09/2007	WM-03-A-03	MIXED HOUSING	WEST MIDLANDS	Survey Type: Manual
72 MOLD ROAD WREXHAM RHOSDDU Edge of Town No Sub Category Number of dwellings: 82.00 DWELLS Survey date: Monday 05/07/2004	WR-03-A-01	SEMI DETACHED	WREXHAM	Survey Type: Manual
73 HILLS FARM LANE HORSHAM BROADBRIDGE HEATH Edge of Town Residential Zone Number of dwellings: 151.00 DWELLS Survey date: Thursday 11/12/2014	WS-03-A-04	MIXED HOUSES	WEST SUSSEX	Survey Type: Manual
74 ROUNDSTONE LANE ANGMERING Edge of Town Residential Zone Number of dwellings: 180.00 DWELLS Survey date: Thursday 19/04/2018	WS-03-A-08	MIXED HOUSES	WEST SUSSEX	Survey Type: Manual
75 MADGWICK LANE CHICHESTER WESTHAMPNETT Edge of Town Village Number of dwellings: 152.00 DWELLS Survey date: Wednesday 16/06/2021	WS-03-A-12	MIXED HOUSES	WEST SUSSEX	Survey Type: Manual
76 LITTLEHAMPTON ROAD WORTHING WEST DURRINGTON Edge of Town Residential Zone Number of dwellings: 197.00 DWELLS Survey date: Wednesday 23/06/2021	WS-03-A-13	MIXED HOUSES & FLATS	WEST SUSSEX	Survey Type: Manual
77 TODDINGTON LANE LITTLEHAMPTON WICK Edge of Town Residential Zone Number of dwellings: 117.00 DWELLS Survey date: Wednesday 20/10/2021	WS-03-A-14	MIXED HOUSES	WEST SUSSEX	Survey Type: Manual

Audit Code: 0af802ae-a59a-4b8c-9b04-91859a71782b

78 TURNERS HILL ROAD EAST GRINSTEAD Edge of Town Residential Zone Number of dwellings: 197.00 DWELLS Survey date: Tuesday 14/05/2024	WS-03-A-23	MIXED HOUSES & FLATS	WEST SUSSEX	Survey Type: Manual
79 RUSPER ROAD HORSHAM NORTH HORSHAM Edge of Town Residential Zone Number of dwellings: 165.00 DWELLS Survey date: Tuesday 24/09/2024	WS-03-A-26	MIXED HOUSES & FLATS	WEST SUSSEX	Survey Type: Manual
80 OCKLEY LANE HASSOCKS Edge of Town Residential Zone Number of dwellings: 160.00 DWELLS Survey date: Friday 20/09/2024	WS-03-A-27	MIXED HOUSES & FLATS	WEST SUSSEX	Survey Type: Manual
81 SHOPWHYKE ROAD CHICHESTER Edge of Town Residential Zone Number of dwellings: 169.00 DWELLS Survey date: Wednesday 04/03/2026	WS-03-A-34	MIXED HOUSES & FLATS	WEST SUSSEX	Survey Type: Manual

DESELECTED SURVEYS

Site Ref	Survey Date	Reason for Deselection
DC-03-A-09	19-11-2021	Removed: Site re-surveyed by DC-03-A-11
DC-03-A-11	31-10-2023	Removed: Site re-surveyed by DC-03-A-14
ES-03-A-05	05-06-2019	Removed: Site re-surveyed by ES-03-A-14
ES-03-A-08	12-10-2022	Removed: Site re-surveyed by ES-03-A-19
HC-03-A-29	30-06-2022	Removed: Site re-surveyed by HC-03-A-33
HC-03-A-33	04-07-2023	Removed: Site re-surveyed by HC-03-A-38
HC-03-A-38	26-06-2024	Removed: Site re-surveyed by HC-03-A-41
NY-03-A-05	22-09-2008	Removed: Site re-surveyed by NY-03-A-10
WB-03-A-03	09-09-2022	Removed: Site re-surveyed by WB-03-A-04
WS-03-A-09	05-07-2018	Removed: Site re-surveyed by WS-03-A-13
WS-03-A-10	07-11-2018	Removed: Site re-surveyed by WS-03-A-14
WS-03-A-17	01-03-2023	Removed: Site re-surveyed by WS-03-A-22
WS-03-A-19	15-05-2023	Removed: Site re-surveyed by WS-03-A-23
WS-03-A-22	19-03-2024	Removed: Site re-surveyed by WS-03-A-34

Audit Code: 0af802ae-a59a-4b8c-9b04-91859a71782b

TRIP RATE for Land Use 03 - RESIDENTIAL/A - HOUSES PRIVATELY OWNED

Total People

Calculation factor: 1 DWELLS

**BOLD print indicates peak (busiest) period*

Time Range	No. Days	Ave. DWELLS	Arrivals	Departures	Totals
00:00-01:00					
01:00-02:00					
02:00-03:00					
03:00-04:00					
04:00-05:00					
05:00-06:00					
06:00-07:00					
07:00-08:00	81	119	0.106	0.464	0.570
08:00-09:00	81	119	0.238	0.828	1.066
09:00-10:00	81	119	0.228	0.303	0.531
10:00-11:00	81	119	0.186	0.242	0.428
11:00-12:00	81	119	0.231	0.238	0.469
12:00-13:00	81	119	0.262	0.236	0.498
13:00-14:00	81	119	0.273	0.255	0.528
14:00-15:00	81	119	0.283	0.294	0.577
15:00-16:00	81	119	0.594	0.319	0.913
16:00-17:00	81	119	0.528	0.296	0.824
17:00-18:00	81	119	0.580	0.313	0.893
18:00-19:00	81	119	0.432	0.278	0.710
19:00-20:00					
20:00-21:00					
21:00-22:00					
22:00-23:00					
23:00-00:00					
Total Rates:			3.941	4.066	8.007

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: $COUNT/TRP*FACT$. Trip rates are then rounded to 3 decimal places.

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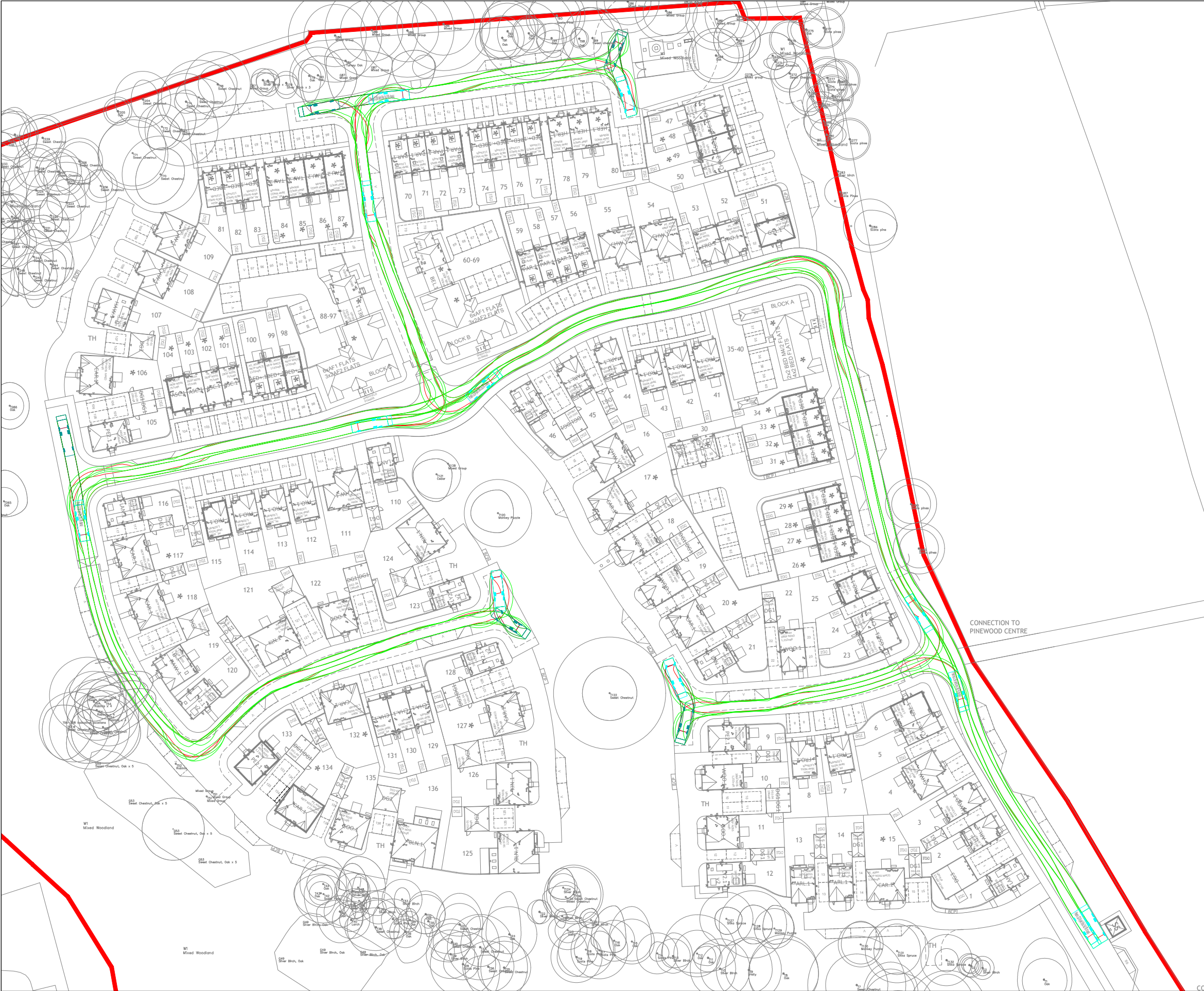
Audit Code: 0af802ae-a59a-4b8c-9b04-91859a71782b

Parameter Summary:

Trip rate parameter range selected:	50 - 200 (units: DWELLS)
Survey date date range:	06/02/2001 - 04/03/2026
Number of weekdays (Monday-Friday):	81
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	14
Surveys manually removed from selection:	0

This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are shown. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.

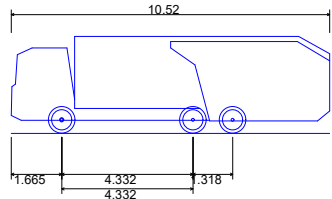
Appendix C



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VEHICLE PROFILE



Phoenix 2-23W (with Elite 2 6x2 RS chassis)
Overall Length 10.520m
Overall Width 2.530m
Overall Body Height 3.211m
Min Body Ground Clearance 0.416m
Track Width 2.530m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 7.500m



PRELIMINARY
DRAWING/DESIGN IS STILL 'IN DEVELOPMENT'
YOU ARE ADVISED TO MAKE DUE ALLOWANCE



P03	HIGHWAY COMMENTS	07.09.26	LEJ	JNR
P02	HIGHWAY COMMENTS	14.08.26	LEJ	JNR
P01	FIRST ISSUE	18.03.26	LEJ	JNR
Rev	Description	Date	By	App'd

Date Created	Drawn By	Approved By	Suitability Code
18.03.26	LEJ	JNR	-

PBA Project Number	Scale	(AT A3)
569.0001	1:1000	

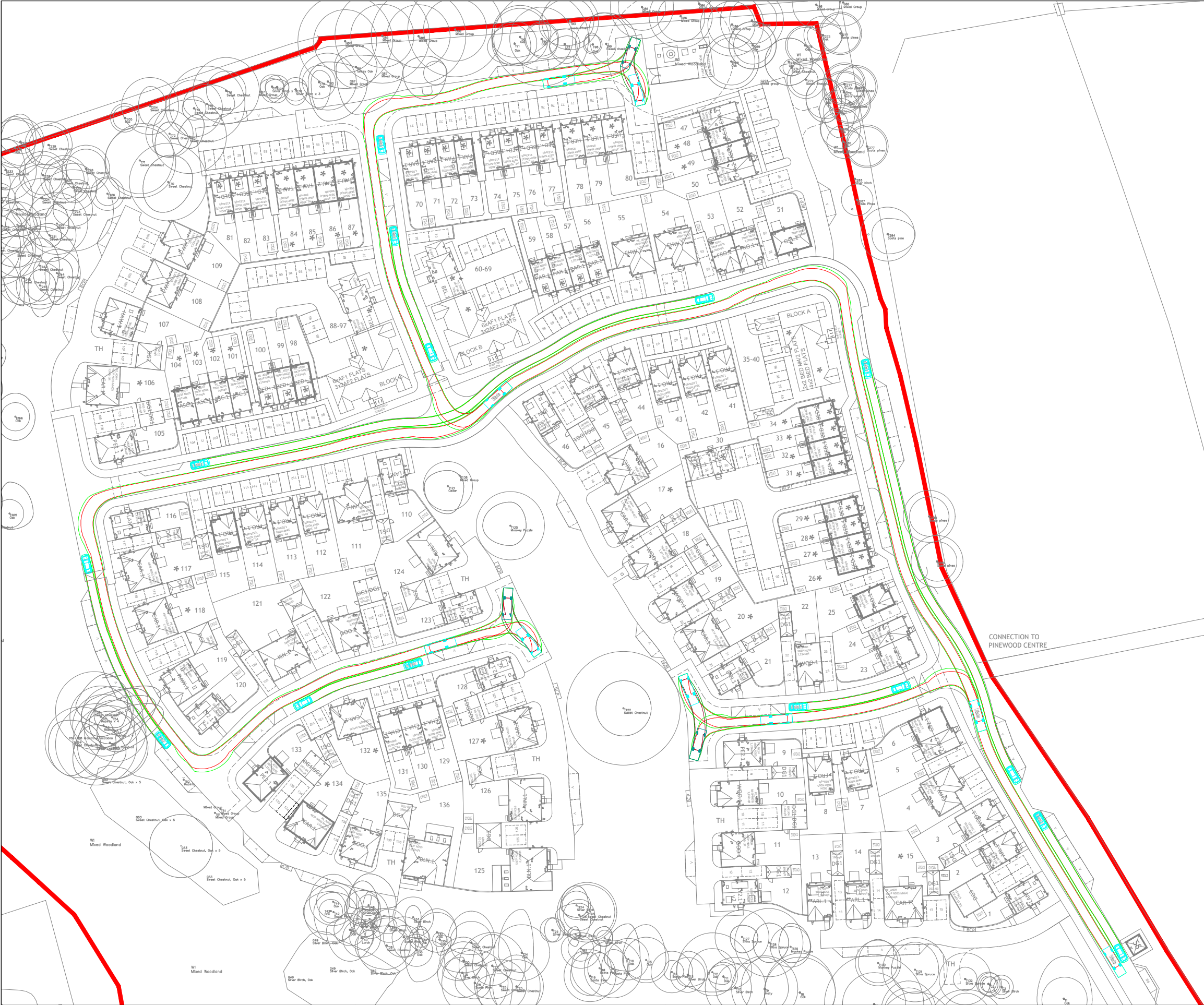
PBA Drawing No:	Revision
569.0001-0005	P03

Project Name	PINWOOD CAMPUS, NINE MILE ROAD, WOKINGHAM
Project Phase	PRELIMINARY

Title	INTERNAL REFUSE TRACKING ASSESSMENT
-------	-------------------------------------

paul basham associates
Paul Basham Associates Ltd
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dandara



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VEHICLE PROFILE

7.5t Box Van
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock to lock time
Kerb to Kerb Turning Radius

8.01m
2.350m
3.556m
0.351m
2.064m
4.00s
7.400m

Copy Of Large Family Car 1
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Max Track Width
Lock to lock time
Kerb to Kerb Turning Radius

4.890m
2.000m
1.512m
0.273m
1.890m
4.00s
5.100m

NORTH

PRELIMINARY

DRAWING/DESIGN IS STILL 'IN DEVELOPMENT'
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0m 50m

1:1000

P02	REVISED SITE LAYOUT	07.09.26	LEJ	JNR
P01	FIRST ISSUE	14.08.26	LEJ	JNR
Rev	Description	Date	By	App'd
Date Created	Drawn By	Approved By	Suitability Code	
14.08.26	LEJ	JNR	-	
PBA Project Number		Scale	(AT A3)	
569.0001		1:1000		
PBA Drawing No:			Revision	
569.0001-0010			P02	

Project Name

PINEWOOD CAMPUS, NINE MILE ROAD, WOKINGHAM

Project Phase

PRELIMINARY

Title

DELIVERY VEHICLE PASSING LARGE CAR

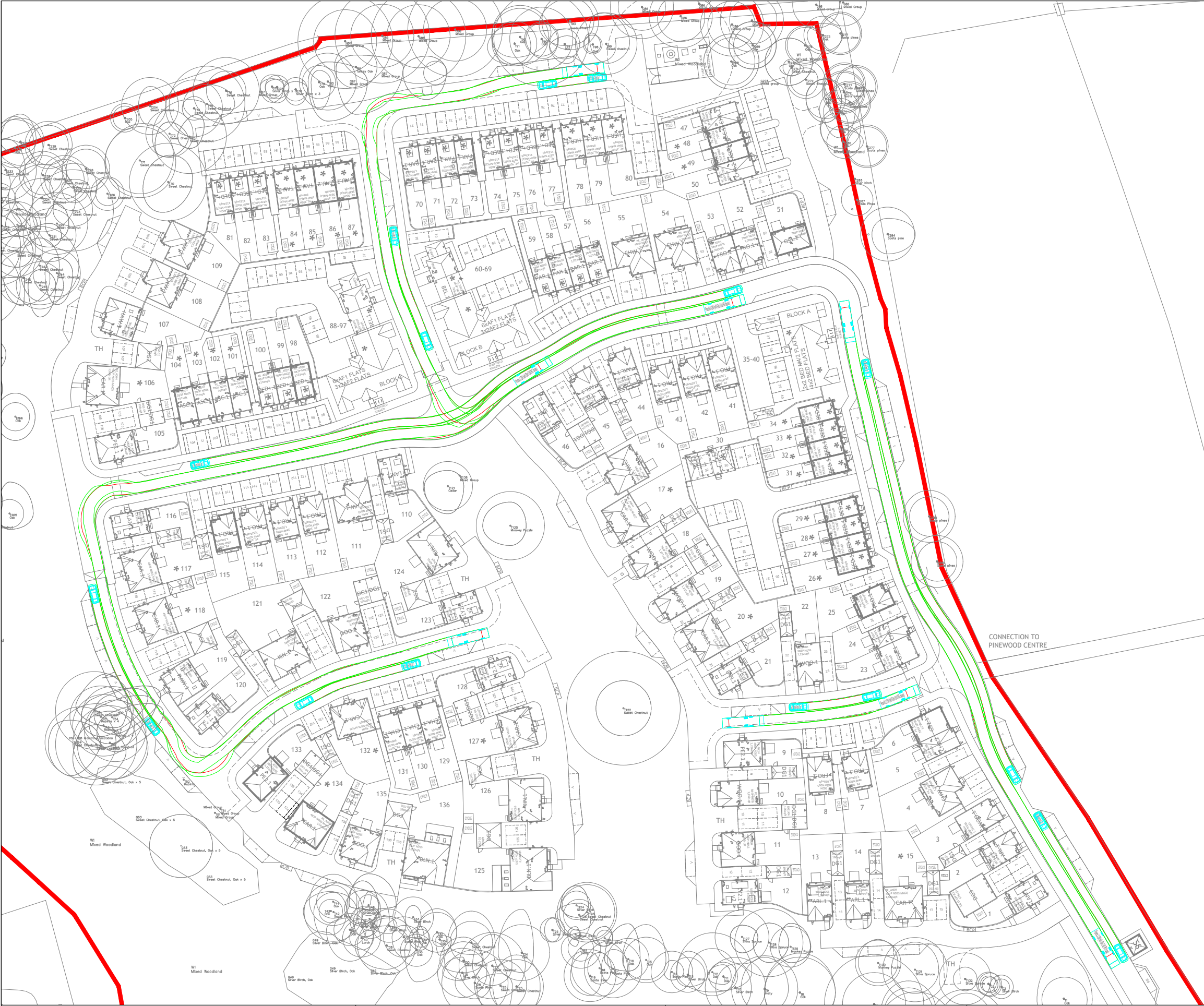
paulbasham
associates

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01235 352150
info@paulbashamassociates.com www.paulbashamassociates.com

Client

dandara

QMS2011/V9/020525/IDR

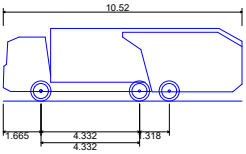


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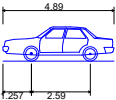
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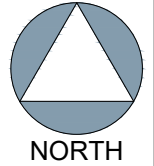
VEHICLE PROFILE



Phoenix 2-23W (with Elite 2 6x2 RS chassis)
Overall Length 10.520m
Overall Width 2.530m
Overall Body Height 3.211m
Min Body Ground Clearance 0.416m
Track Width 2.530m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 7.500m



Copy Of Large Family Car 1
Overall Length 4.890m
Overall Width 2.000m
Overall Body Height 1.512m
Min Body Ground Clearance 0.273m
Max Track Width 1.890m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 5.100m



PRELIMINARY

DRAWING/DESIGN IS STILL 'IN DEVELOPMENT'
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0m 50m
1:1000

P02	REVISED SITE LAYOUT	07.09.26	LEJ	JNR
P01	FIRST ISSUE	14.08.26	LEJ	JNR
Rev	Description	Date	By	App'd
Date Created	Drawn By	Approved By	Suitability Code	
14.08.26	LEJ	JNR	-	
PBA Project Number		Scale	(AT A3)	
569.0001		1:1000		
PBA Drawing No:			Revision	
569.0001-0009			P02	

Project Name	Title
PINEWOOD CAMPUS, NINE MILE ROAD, WOKINGHAM	REFUSE VEHICLE PASSING LARGE CAR
Project Phase	
PRELIMINARY	

paul basham
associates

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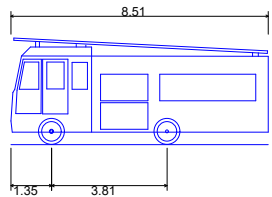


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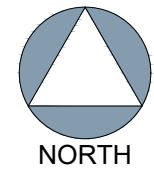
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VEHICLE PROFILE



ROYAL BERKSHIRE FIRE VEHICLE
Overall Length 8.510m
Overall Width 2.460m
Overall Body Height 3.526m
Min Body Ground Clearance 0.411m
Track Width 2.460m
Lock to lock time 6.00s
Kerb to Kerb Turning Radius 7.910m



PRELIMINARY
DRAWING/DESIGN IS STILL 'IN DEVELOPMENT'
YOU ARE ADVISED TO MAKE DUE ALLOWANCE



P03	REVISED LAYOUT	07.09.26	LEJ	JNR
P02	HIGHWAY COMMENTS	14.08.26	LEJ	JNR
P01	FIRST ISSUE	18.03.26	LEJ	JNR
Rev	Description	Date	By	App'd

Date Created	Drawn By	Approved By	Suitability Code
18.03.26	LEJ	JNR	-

PBA Project Number	Scale	(AT A3)
569.0001	1:1000	

PBA Drawing No:	Revision
569.0001-0006	P03

Project Name	Project Phase
PINEWOOD CAMPUS, NINE MILE ROAD, WOKINGHAM	PRELIMINARY

Title
INTERNAL FIRE APPLIANCE TRACKING ASSESSMENT



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1. THIS DRAWING IS INTENDED TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS, SERVICES AND SPECIALIST DRAWINGS, DETAILS AND SPECIFICATIONS.
2. ANY VARIATIONS OR DISCREPANCIES BETWEEN THESE DRAWINGS IN TERMS OF DIMENSIONS OR DETAILS SHOULD BE DRAWN TO THE ATTENTION OF THE ARCHITECT AND/OR THE ENGINEER FOR CLARIFICATION.
3. ALL FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. DO NOT SCALE THIS DRAWING.
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 - 4.1. OS Mapping
5. THIS DRAWING SHOULD ONLY BE USED FOR CONSTRUCTION IF THE PROJECT PHASE IN THE TITLE FRAME BELOW IS SHOWN AS "CONSTRUCTION". PAUL BASHAM ASSOCIATES TAKE NO RESPONSIBILITY FOR CONSTRUCTION WORKS UNDERTAKEN TO DRAWINGS WHICH ARE NOT MARKED UNDER THIS PHASE.
6. ALL INTERNAL VISIBILITY SPLAYS AT JUNCTIONS HAVE BEEN PROVIDED IN ACCORDANCE WITH A 20MPH DESIGN SPEED. FORWARD VISIBILITY HAS BEEN PROVIDED IN ACCORDANCE WITH A 15MPH DESIGN SPEED WHICH IS CONSIDERED TO BE APPROPRIATE DUE TO SLOWING OF VEHICLES ON APPROACH TO THE BEND.



PRELIMINARY

DRAWING/DESIGN IS STILL 'IN DEVELOPMENT'
YOU ARE ADVISED TO MAKE DUE ALLOWANCE

1:1000 0m 50m

P03	REVISED SITE LAYOUT	07.09.26	LEJ	JNR
P02	HIGHWAY COMMENTS	14.08.26	LEJ	JNR
P01	FIRST ISSUE	18.03.26	LEJ	JNR

Rev	Description	Date	By	App'd
	Date Created	18.03.26	Drawn By	LEJ
	Approved By	JNR	Suitability Code	-
	PBA Project Number	569.0001	Scale	1:1000
				(AT A3)
	PBA Drawing No:	569.0001-0007	Revision	P03

Project Name	PINEWOOD CAMPUS, NINE MILE ROAD, WOKINGHAM
Project Phase	PRELIMINARY

Title	INTERNAL VISIBILITY ASSESSMENT
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dandara

Appendix D

Appendix E

"THE CANOPIES"
 PINEWOOD CAMPUS - WOKINGHAM
 Accommodation Schedule
 09.09.2026

PIN100360-MCB-ZZ-ZZ-DR-A-0230-D5-P04-Site Layout Plan

Net Developable Area: 3.68 Hectares /9.09 Acres net (approx)

Coverage (Sqft/net developable acre) 16009.9 approx

Market Units		
Type	Description	No.
2 BED FLAT GF - M4/2	2 Bed Flat - PS	2
2 BED FLAT	2 Bed Flat - PS	4
ASCOTT - M4/2	2 Bed House - PS	6
CHARLESTON	3 Bed House - PS	7
FROGMORE	3 Bed House - PS	12
GOSFORD	3 Bed House - PS	3
WOOTTON	3 Bed House - SG	5
PENSHURST	4 Bed House - SG	3
CHAWTON	4 Bed House - ISG	7
ARLINGTON	3 Bed + Study House - 2.5 storey - SG	5
GOODWOOD	4 Bed House - SG	3
LYDFORD V2	5 Bed House - 2.5 storey - SG	4
LANCASTER	4 Bed House - 2.5 storey - SG	5
CARRINGTON M4/2	4 Bed House - SG	9
KINGSTON	5 Bed House - DG	3
HAWTHORN	5 Bed House - 2.5 storey - DG	2
BLLENHEIM	5 Bed House - DG	2
Total:		82

Affordable Units 40%		
Type	Description	No.
AF1 FLAT	1 Bed Flat	12
AF2 FLAT	2 Bed Flat	6
BELMONT HA	2 Bed Flat Over Garage	3
BEDFORD	2 Bed House	0
BEDFORD M4/2	2 Bed House	8
HERTFORD	2 Bed House	3
TAUNTON M4/2	3 Bed House	4
PARHAM HA	3 Bed Townhouse	8
BEDFORD PLUS	4 Bed Towhouse	10
Total:		54

Total:		136
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Notes:

The schedule is based on site plan information supplied by others, the accuracy of which we cannot guarantee. No consultations have taken place with the planning authority and as such the above proposals should not be used as a basis for financial or commercial transactions.

Appendix F



PARKING DEMAND CALCULATION SHEET

Search your development location area by postcode

enter postcode with no spaces (e.g. RG403EW)

Find Postcode

Total number of properties
Total allocated spaces
Total unallocated spaces

136
257
79
336

Select your development location from a map

Access

click on "access map" and click on where your development is located

Urban

Development location

Urban

Reset Chart

Development composition

Property type	Tenure	no. habitable rooms	no. allocated spaces per property, excluding garages	Total number of properties	Total number of garages for property type
House or flat (choose from drop down list)	Owned or rented/shared (choose from drop down list)	1 to 4+ (choose from drop down list)	0-2		
Choose from drop down lists				Enter below	

unallocated spaces (including visitor parking and 50% for garages)	allocated spaces (including 50% garages)
--	--

Beds House type

2	Zb flat, belmont	Flat	owned	3	1	6	0	Urban Flat owned R3 1	2.4	6.0	6
2	Ascott	House	owned	4	1	6	0	Urban House owned R4 1	5.1	6.0	6
3	Frogmore, Gosford, Charles	House	owned	6	2	22	0	Urban House owned R6 2	6.6	44.0	44
3	Penshurst	House	owned	7	2	3	0	Urban House owned R7 2	1.2	6.0	6
4	Wooton	House	owned	7	2	5	5	Urban House owned R7 2	4.5	12.5	10
4	Chawton	House	owned	7	2	7	7	Urban House owned R7 2	6.3	17.5	14
4	Arlington	House	owned	6	2	5	5	Urban House owned R6 2	4.0	12.5	10
4	Goodwood	House	owned	8	2	3	3	Urban House owned R8 2	3.0	7.5	6
4	Lydford	House	owned	7	2	4	4	Urban House owned R7 2	3.6	10.0	8
5	Lancaster	House	owned	8	2	5	5	Urban House owned R8 2	5.0	12.5	10
5	Carrington	House	owned	8	2	9	9	Urban House owned R8 2	9.0	22.5	18
5	Kingston	House	owned	8	2	3	6	Urban House owned R8 2	4.5	9.0	6
5	Hawthorn	House	owned	8	2	1	2	Urban House owned R8 2	1.5	3.0	2
5	Hawthorn	House	owned	8	2	1	2	Urban House owned R8 2	1.5	3.0	2
5	Blenheim	House	owned	8	2	2	4	Urban House owned R8 2	3.0	6.0	4
1	AF1	Flat	shared/rental	2	1	12	0	Urban Flat shared/rental R2 1	3.6	12.0	12
2	AF2	Flat	shared/rental	3	1	6	0	Urban Flat shared/rental R3 1	1.8	6.0	6
2	Belmont	Flat	shared/rental	4	1	3	0	Urban Flat shared/rental R4 1	1.5	3.0	3
2	Bedford	House	shared/rental	4	1	8	0	Urban House shared/rental R4 1	4.0	8.0	8
2	Hertford	House	shared/rental	4	2	3	0	Urban House shared/rental R4 2	0.6	6.0	6
3	Taunton	House	shared/rental	5	2	4	0	Urban House shared/rental R5 2	1.2	8.0	8
3	Parham	House	shared/rental	5	1	0	0	Urban House shared/rental R5 1	0.0	0.0	0
3	Parham	House	shared/rental	5	2	8	0	Urban House shared/rental R5 2	2.4	16.0	16
4	Bedford Plus	House	shared/rental	6	2	10	0	Urban House shared/rental R6 2	3.0	20.0	20

233 *

55

231

* Note Cell G40 does not = cell M40 as 1 x Hawthorn house contains 4 allocated parking spaces but the calculator only allows you to input a maximum of 2 spaces