

Joanna Carter

From: James Rand <james@paulbashamassociates.com>
Sent: 19 March 2025 14:09
To: Gordon Adam
Cc: Mark Croucher; Sean Watson; danielbradbury@elstreeland.co.uk; Brigid Taylor
Subject: FW: 243099 - Land North of Reading Road, Arborfield
Attachments: 147.0017-0009-P01.pdf; 147.0017-0006-P02.pdf; 147.0017.0001-P07.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Gordon,

I hope you enjoyed your time away. Following our call just before your leave, I have pulled together a response on the remaining items from your comments dated 26th February.

I've used your paragraph numbering for ease.

21 – Access width

Notwithstanding that the previous design meets the standards outlined in the WBC design guide, we have widened the access to 6m and increased radii to 10m to address the tracking point. Please see attached drawing.

24 – Pedestrian connection to Church Lane bus stop

The application delivers a direct pedestrian link to the Walden Avenue stops regardless and is not reliant upon the Church Lane connection to make the development acceptable. A footpath connection to the Church Lane bus stop would be desirable but crosses land owned by WBC that is outside of the defined highway boundary and therefore requires the agreement of WBC. The permission cannot be reliant upon this.

26 – Emergency access

As outlined in the HRN the proposal is to repurpose the existing gated access as being for emergency vehicles. Please see attached drawing that demonstrates the available width is 3.7m. It is not logical for this to form a pedestrian access as it would connect to the opposite side of Reading Road at the bus stop. It is also not required as we have a pedestrian crossing proposed just to the west. To that end the drawing states that the method of controlling access for emergency vehicles is to be confirmed at detailed design stage.

60 – Visibility Splay calculations

In the HRN we provided the values used for the parameters in the calculation. Please see below detailed calculations. Note the figures below are rounded with actual being 101.7m and 102.5m as shown on the drawings.

Stopping Sight Distances (SSDs) and Sightlines

$$SSD = vt + v^2/2d$$

t = 2 seconds [driver perception -reaction time]
d = 0.25 g = 2.4525 ms⁻² [deceleration]

if v = 39.6 mph then, SSD = 99.297 m → adjusted for bonnet length: 102
(splay length)

Stopping Sight Distances (SSDs) and Sightlines

$$SSD = vt + v^2/2d$$

t = 2 seconds [driver perception -reaction time]
d = 0.25 g = 2.4525 ms⁻² [deceleration]

if v = 39.8 mph then, SSD = 100.12 m → adjusted for bonnet length: 103
(splay length)

62 – Trees & visibility

The topographical survey shows all existing trees with diameters, which the visibility was clear of. Moreover, cross referencing with the tree survey, the tree in question (T14) is due to be removed and therefore will not obstruct visibility anyway.

64 – Pedestrian visibility splays

This was shown in the bottom viewport of the visibility splay drawing submitted with the TS and HRN. This has been updated with the widened access. Please see below for location of the splays on the drawing.



65 – 67 Tracking

Please see attached tracking drawings based on the revised access design. This includes all four movements for refuse vehicle at the access with a car in the opposite direction, also for the fire tender. You have expressed that you are content for car parking, cycle parking, EV charging, forward vis, extent of adoption to be confirmed as part of an RM app so suggest the same approach for internal tracking.

87 – Bus stop improvement

Following our conversation I understand that the figure of £100k is a typo. Can I suggest this is resolved through drafting of the S106?

I am away from Friday 28th March so I am keen to try and have everything resolved by then. I hope the above enables you to provide a positive response to the application but could I possibly ask you to let me know if any final clarifications are required by mid next week?

Thank you

Kind regards,

James Rand
Associate
Transport Planning
MSc MCIHT



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From: Gordon Adam <Gordon.Adam@wokingham.gov.uk>
Sent: 04 March 2025 08:23
To: James Rand <james@paulbashamassociates.com>
Cc: Mark Croucher <Mark.Croucher@wokingham.gov.uk>
Subject: RE: 243099 - Land North of Reading Road, Arborfield

Morning James

I am free until 4 tomorrow or Thursday AM. Then I am on leave until 20th Mar

Kind regards

Gordon

From: James Rand <james@paulbashamassociates.com>
Sent: 03 March 2025 17:13
To: Gordon Adam <Gordon.Adam@wokingham.gov.uk>
Cc: Mark Croucher <Mark.Croucher@wokingham.gov.uk>
Subject: RE: 243099 - Land North of Reading Road, Arborfield

Hi Gordon,

No problem at all and thanks for coming back to me.

Unfortunately I can't make tomorrow at 11, is there another time that suits this week?

Kind regards,

James Rand

Associate
Transport Planning
MSc MCIHT



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From: Gordon Adam <Gordon.Adam@wokingham.gov.uk>
Sent: 03 March 2025 10:03
To: James Rand <james@paulbashamassociates.com>
Cc: Mark Croucher <Mark.Croucher@wokingham.gov.uk>
Subject: RE: 243099 - Land North of Reading Road, Arborfield

Hi James

Apologies I do not work on Fridays.

I am available at 11am tomorrow.

Kind regards

Gordon

From: James Rand <james@paulbashamassociates.com>
Sent: 27 February 2025 17:26
To: Gordon Adam <Gordon.Adam@wokingham.gov.uk>
Cc: Mark Croucher <Mark.Croucher@wokingham.gov.uk>
Subject: RE: 243099 - Land North of Reading Road, Arborfield

Hi Gordon,

Thanks for your revised comments which have made their way to me.

Are you available tomorrow for a quick teams call? I would just like to make sure that our proposed responses will square the remaining matters away.

Kind regards,

James Rand
Associate
Transport Planning
MSc MCIHT



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From: James Rand
Sent: 18 February 2025 17:12
To: gordon.adam@wokingham.gov.uk
Cc: Sean Watson <sewatson@dandara.com>; danielbradbury@elstreeland.co.uk; Steven Brown (s.brown@woolfbond.co.uk) <S.brown@woolfbond.co.uk>; Brigid Taylor <b.taylor@woolfbond.co.uk>; Adam Constantinou <A.Constantinou@woolfbond.co.uk>
Subject: RE: 243099 - Land North of Reading Road, Arborfield

Hello Gordon,

Thanks again for your time a couple of weeks ago discussing the highways comments on this application.

We have prepared the attached documents to hopefully address the outstanding points:

- 1) Highways Response Note
- 2) Framework Travel Plan
- 3) Framework Construction Management Plan

The highways response note includes details relating to the internal layout (car parking, cycle parking, EV charging, forward visibility splays, tracking) which for the avoidance of doubt are not for determination but to demonstrate there is generally sufficient space within the site to accommodate the quantum of development proposed. These would of course need to be refined and submitted for approval as part of an RM app, but I trust this is sufficient for outline stage.

If further clarifications are needed once you have had the chance to review, I would welcome the chance to discuss to hopefully avoid further rounds of comments.

Thanks in advance

Kind regards,

James Rand
Associate
Transport Planning
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From: James Rand
Sent: 05 February 2025 10:14
To: gordon.adam@wokingham.gov.uk
Cc: Sean Watson <sewatson@dandara.com>; danielbradbury@elstreeland.co.uk; Steven Brown (s.brown@woolfbond.co.uk) <S.brown@woolfbond.co.uk>; Brigid Taylor <b.taylor@woolfbond.co.uk>; Adam Constantinou <A.Constantinou@woolfbond.co.uk>; Mark Croucher <Mark.Croucher@wokingham.gov.uk>
Subject: RE: 243099 - Land North of Reading Road, Arborfield

Hi Gordon,

Thanks very much for your time this morning running through the highways comments.

To confirm, the applicants are willing to pay the financial contribution towards public transport services and a contribution to improving the bus stops, which I trust enables you to conclude the scheme meets the transport sustainability requirements of the NPPF & local policy.

More generally, we will provide the plans requested with a note setting out where the details for each comment can be found as soon as possible.

Kind regards,

James Rand

Associate

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From: James Rand

Sent: 03 February 2025 14:31

To: Gordon Adam <Gordon.Adam@wokingham.gov.uk>

Cc: Sean Watson <sewatson@dandara.com>; danielbradbury@elstreeland.co.uk; Steven Brown (<s.brown@woolfbond.co.uk> <S.brown@woolfbond.co.uk>); Brigid Taylor <b.taylor@woolfbond.co.uk>; Adam Constantinou <A.Constantinou@woolfbond.co.uk>; Mark Croucher <Mark.Croucher@wokingham.gov.uk>

Subject: RE: 243099 - Land North of Reading Road, Arborfield

Hi Gordon,

Thanks for coming back to me – will drop a teams invite for 9am in a moment but please let me know if any issues.

Kind regards,

James Rand

Associate

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From: Gordon Adam <Gordon.Adam@wokingham.gov.uk>
Sent: 03 February 2025 08:05
To: James Rand <james@paulbashamassociates.com>
Cc: Sean Watson <sewatson@dandara.com>; danielbradbury@elstreeland.co.uk; Steven Brown (s.brown@woolfbond.co.uk) <S.brown@woolfbond.co.uk>; Brigid Taylor <b.taylor@woolfbond.co.uk>; Adam Constantinou <A.Constantinou@woolfbond.co.uk>; Mark Croucher <Mark.Croucher@wokingham.gov.uk>
Subject: RE: 243099 - Land North of Reading Road, Arborfield

Morning James

I am available most of Wednesday this week.

Please send me a teams request.

Kind regards

Gordon

From: James Rand <james@paulbashamassociates.com>
Sent: 30 January 2025 17:07
To: Gordon Adam <Gordon.Adam@wokingham.gov.uk>
Cc: Sean Watson <sewatson@dandara.com>; danielbradbury@elstreeland.co.uk; Steven Brown (s.brown@woolfbond.co.uk) <S.brown@woolfbond.co.uk>; Brigid Taylor <b.taylor@woolfbond.co.uk>; Adam Constantinou <A.Constantinou@woolfbond.co.uk>
Subject: 243099 - Land North of Reading Road, Arborfield

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For the attention of
WBC, Optalis, WHL, BCSolutions and
Councillors

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Hello Gordon,

I am the transport consultant for the above application and have been forwarded your consultation response.

Thanks for your considered comments, and your collaborative and pro-active approach is appreciated.

In the interests of expediency, it would be helpful to clarify a few of your requests and to that end, are you available to meet early next week?

If so, please could you let me know when might suit for a teams call?

Thanks in advance.

Kind regards,

James Rand
Associate
Transport Planning
MSc MCIHT

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