

From: Jennifer Pang <Jennifer.Pang@wokingham.gov.uk>
Sent: 27 January 2026 17:02:34 UTC+00:00
To: "Nikita George" <Nikita.George@wokingham.gov.uk>
Subject: [Revised] RE: 205_9.2 - 40 Paddock Heights, Twyford, Reading RG10 0AR - 252767

Hi Nikita,

Please kindly ignore the previous email.

Thanks for the updates. While the submitted arrangement is acceptable on plans, the applicant shall be reminded that the proposed width and location of the new dropped crossing are subject to separate consent of the TM team. I'm aware that there is likely a service pit adjacent to the proposed position of the proposed dropped crossing which the TM team may not accept the proposed arrangement.



Notwithstanding the above, the Highways have no objection to the proposal subject to the following conditions:

- CG3 - VISIBILITY SPLAYS (APPROVED)
- CG4 - VISIBILITY SPLAYS FOR PRIVATE DRIVES
- CG5 - SURFACING OF ACCESS
- I22 - ACCESS CONSTRUCTION

Kind regards,
Jennifer Pang
Highways Development Control

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: Nikita George <Nikita.George@wokingham.gov.uk>

Sent: 27 January 2026 14:24

To: Jennifer Pang <Jennifer.Pang@wokingham.gov.uk>

Subject: FW: 205_9.2 - 40 Paddock Heights, Twyford, Reading RG10 0AR - 252767

Hi Jennifer,

I hope you're well.

The applicants have provided revised plans for this application. Please could you re-consult on this?

Kind regards,
Nikita

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: Suki Jhheent <info@adsj.co.uk>

Sent: 27 January 2026 10:46

To: Nikita George <Nikita.George@wokingham.gov.uk>

Subject: 205_9.2 - 40 Paddock Heights, Twyford, Reading RG10 0AR - 252767

WARNING!

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

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Good morning Nikita,

Thank you for sharing the response from Highways and as requested we now attach the amended Block Plan and Vehicle Crossover drawing.

Whilst writing we would also note that the driveway to junction distance is unlikely to allow a wheel speed of 30mph. Generally, given the short distance (and limited highway width) motorists may not wish to accelerate quickly to the junction.

We trust the attached is satisfactory to allow you to reach a positive conclusion.

Kind regards

Suki

--

Suki Jhheent ARB RIBA
Chartered Architect

for and on behalf of

ADSJ Associates Ltd

Registered in England No. 05042047



Upcoming holidays:

Jan 28, 2026

Feb 6, 25 & 27

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