

Technical Note : Transport

Site: Rabbits Vehicle Hire, Wolsey Road, Caversham
Prepared by: Chris Saunders
Approved by: John Russell
Date: 24 April 2023

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1.0 Introduction

- 1.1 This Technical Note is to support a new workshop building to support the maintenance of vehicles associated with Rabbits Vehicle Hire based in Wolsey Road, Caversham. The company is an independent rental company which was set up and established in 1989.
- 1.2 The company has a large a fleet of vehicles, but facilities on site to service vehicles are limited and therefore the new building will significantly improve these facilities ensuring vehicles can be serviced and rented back to customers quickly.
- 1.3 The new building will replace the former buildings which housed the Carpet and Flooring Company which had to be demolished when they vacated the site due to there poor state of repair. Figure 1.1 below, extracted from Google Streetview shows the buildings prior to demolition in the Autumn of 2022.



Figure 1.1 – Former Buildings on Site, Autumn 2022.

- 1.4 This Technical Note details that the proposals will reduce vehicle movements from the site and will therefore not have a material yet alone a severe impact on the adjacent highway network.

2.0 Existing Highway Conditions

- 2.1 Wolsey Road is a cul-de-sac which provides access to the residential streets of Cardinal Close and The Willows, why also providing access to Abbotsmead Place which provides service access to St Martins Precinct and egress from the precinct's car park.
- 2.2 Wolsey Road is 7.3 metres wide, street lit, provided with footways and subjected to a 20 miles per hour speed limit. The road and the roads from it, have three forms of parking restrictions, which consist:
 - ▶ Permit Holders Only;
 - ▶ Permit Holders or two hours parking no return for two hours Monday to Friday 9am to 5.30pm; and,

- ▶ No parking, Monday to Saturday 8am to 6.30pm.

- 2.3 Visibility from Wolsey Road on to Gosbrook Road is 2.4 metres by 90 metres, while visibility from the site access onto Wolsey Road is 2.4 metres by 45 metres, which both comply with Reading Borough Council design standards.
- 2.4 The site is within a 10 minute walk of Reading Station and bus interchange, via the River Thames footbridge. Frequent train services to London, the wider Thames Valley, South Coast, Midlands and the West Country are available as are bus services to the Great Reading and surrounding areas. The site is therefore within a sustainable location.

3.0 Proposed Development

- 3.1 The proposals involve the construction of a steel structure workshop which will contain workshops and offices. The workshops will enable standard servicing as well as PMI checks, weight/LOLER testing to be undertaken in house before the vehicles go out on hire thereby reducing movements to and from site. Currently when vehicles are returned any services or repairs required are undertaken off site, which requires the vehicles to be driven to and from the service facilities.
- 3.2 The new buildings will be located on the site of the former The Carpet and Flooring Company buildings which were demolished due to their poor state of repair and the proposed site layout is provided within **Appendix A**.
- 3.3 The current offices are located within Portacabins to the south of the site, which will be removed and will allow the existing yard to be opened up, increasing the onsite storage area for vehicles. Given the constrained nature of the site, currently some returning vehicles need to wait on Wolsey Road until space is available within the site grounds.
- 3.4 The existing wash bay is also located within the yard and this will be made redundant as new indoor wash facilities will be provided within the new building, again providing more storage area within the yard.
- 3.5 Access to the new building will be from the existing yard, and swept path analysis within **Appendix B**, details that vehicles accessing the workshops will be able to enter and egress the workshops in a forward gear.

4.0 Trip Generation

- 4.1 The proposals are to provide better workshop facilities for the existing vehicle rental business by utilising land adjacent to the existing site. The proposals are to support the existing business and there will be no material change in vehicle rentals or staff on site. The long term aim is for the business to move away from short term rentals to longer term business rentals which will reduce the number of times a rental vehicle leaves and returns to the site. Therefore the proposals will not materially change vehicle movements to and from the site.
- 4.2 However it is noteworthy that the former buildings on the site were occupied by The Carpet and Flooring company, which would have generated their own vehicle movements. The TRICS database has been interrogated to determine the likely vehicle movements the former 375m² buildings would have generated by assessing the Trade Counter use class. The full TRICS outputs are provided within **Appendix C** and summarised within Table 4.1 below.

Time Period	Trip Rate per 100m ²			Vehicle Movements 375m ²		
	Arrivals	Departures	Total	Arrivals	Departures	Total
Am Peak (08:00-09:00)	2.452	2.194	4.646	9	8	17
Pm Peak (17:00-18:00)	1.032	1.290	2.322	4	5	9
Daily (07:00- 19:00)	24.129	23.871	48.000	90	90	180

Table 4,1 – Trip Rates and Vehicle Generation

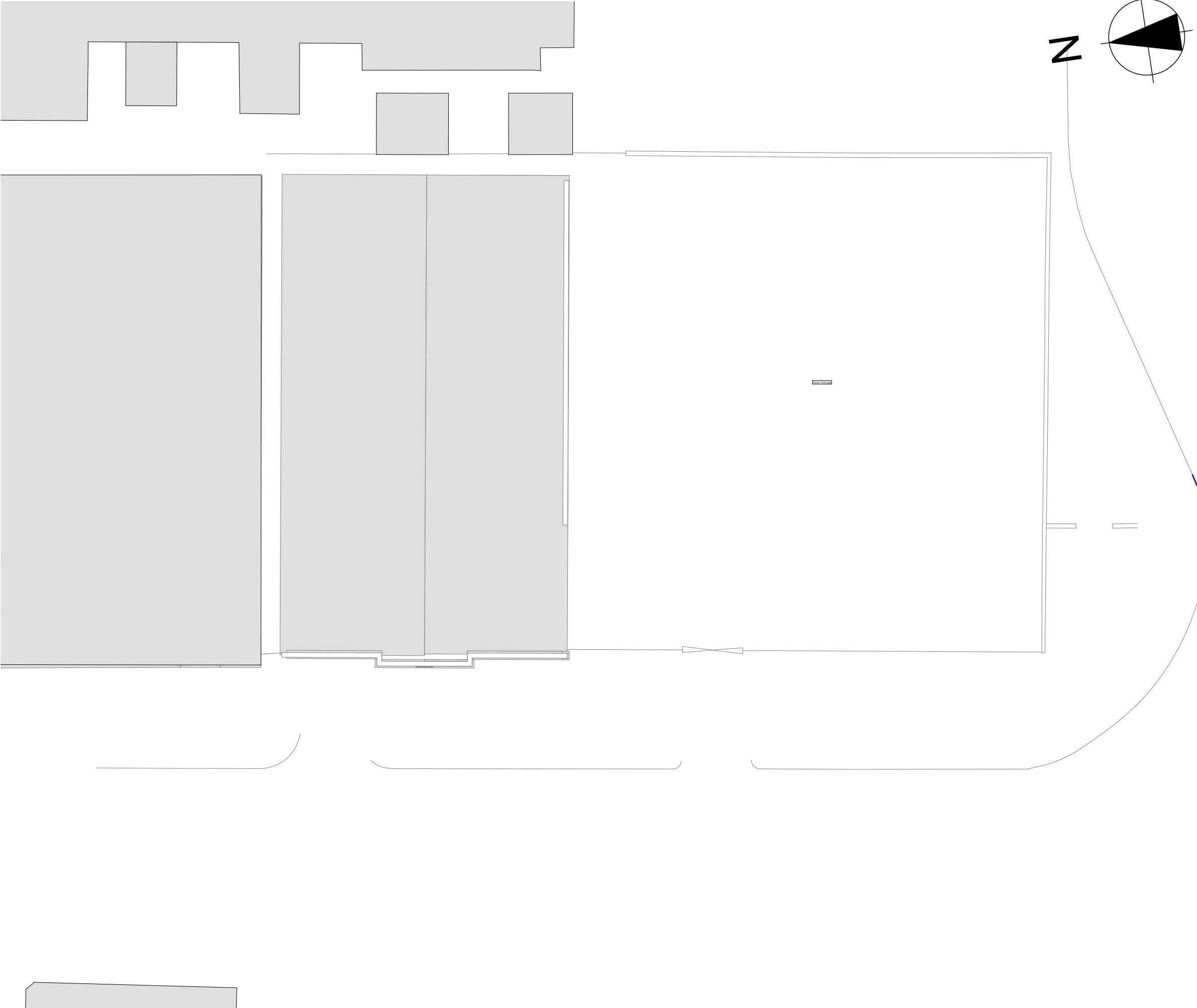
- 4.3 Table 4.1 indicates that the previous occupiers could have generated up to 180 vehicle movements per day, which have been removed from the highway network as the proposals are to provide ancillary facilities to the neighbouring business.
- 4.4 In summation, the proposed development will not result in any adverse disruption to the free flow of traffic on the local highway network. In this regard, it is considered the proposals are consistent with national and local transportation policies with respect to traffic impact. To this end, it is concluded that the proposals would not result in a material impact from a highway and transportation perspective, let alone the severe impact that is referred to within the National Planning Policy Framework.

5.0 Summary

- 5.1 This Technical Note has shown that the proposals by Rabbits Vehicle Hire to provide a new building to undertake servicing and maintenance of vehicles on site will have no material highway implications on the adjacent highway network.
- 5.2 On the basis of the above, it is concluded that the proposals accord with national and local transport policies and can be accommodated without detriment to the safety or operating capacity of the local highway network. As such, it is considered there is no reason why the proposals should be resisted on traffic or transportation grounds.

Appendix A

Proposed Site Plan

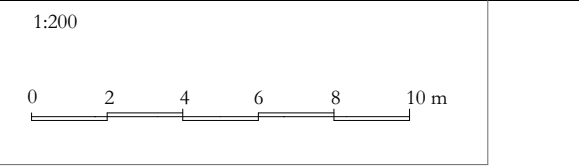


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All dimensions to be checked on site and any discrepancies to be reported before work commences.

Notes:

Date	Rev	Comments	By	Chk'd



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cabe
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RICS

Client:

Job Title:
**Rabbits, 14 Wolsey Road,
Caversham RG4 8BY**

Drawing Title:
Proposed Site Plan

Drawing Date: 06.04.23	Status: Planning Drawings
Issue Date: 14/04/2023	Drawn By: PD
	Scale: @A3

Drawing No: 9227-102	Rev:
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Appendix B

Swept Path Analysis

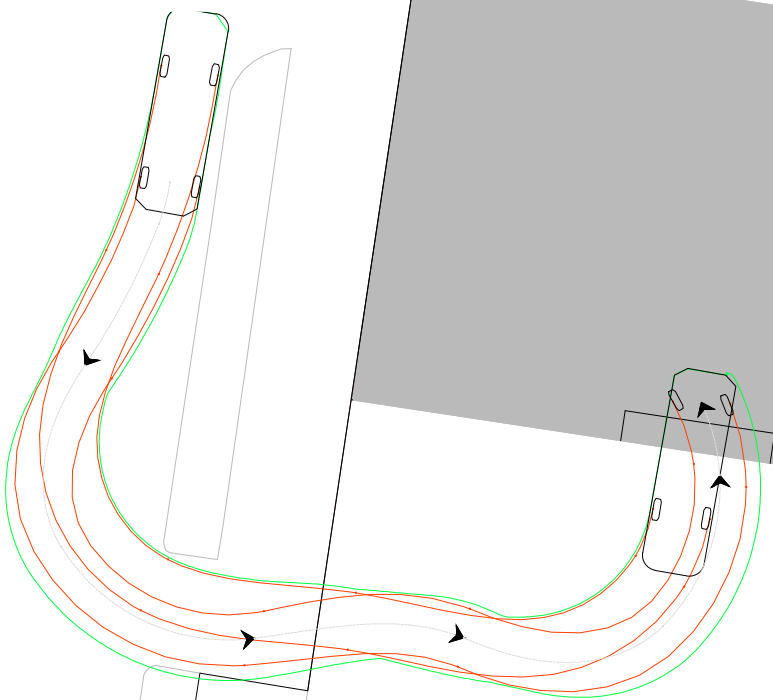
Entry Manoeuvre



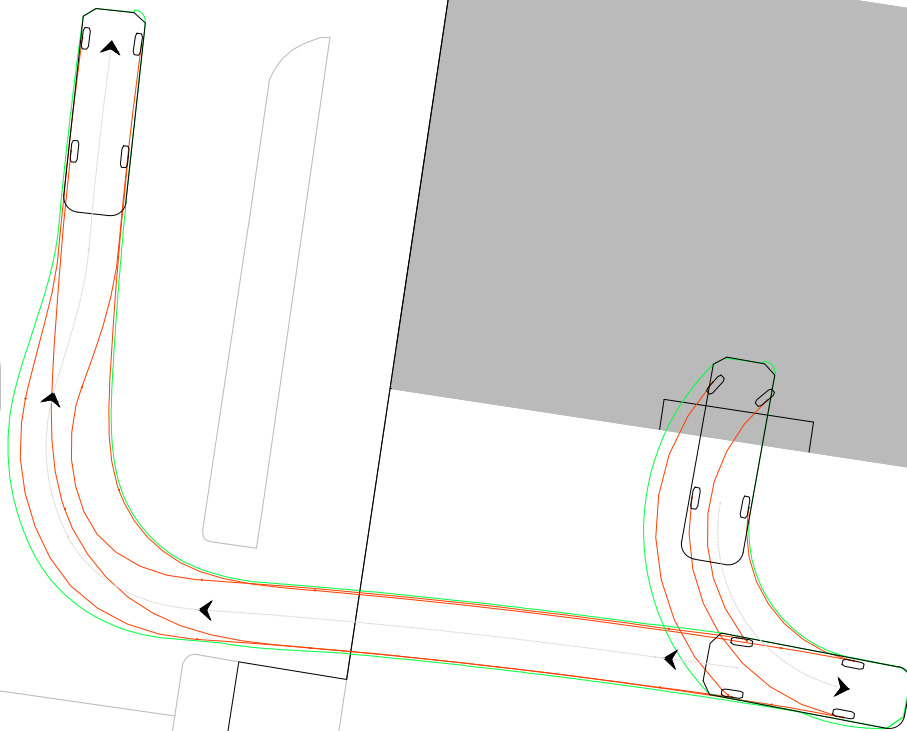
Exit Manoeuvre



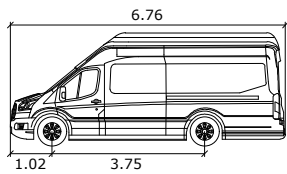
Entry Manoeuvre



Exit Manoeuvre



Rev: Description: Date: Rev By: Chk'd:



Ford Transit 250 (2019)
Width : 2.06 meters
Track : 1.97
Lock to Lock Time : 6.0
Steering Angle : 35.2



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Project:
Wosley Road, Caversham

Title:
Swept Path Analysis
Transit Van

Client:
The KEEN Partnership

Drawing Status:

Scale: 1:250 (@ A3) Date: 24/04/23

Drawn: DR Checked: CS Approved: CS

Drawing: 2212034-TK01 Revision:

Appendix C

TRICS Outputs

LIST OF SITES relevant to selection parameters

The 'browse and select' feature in TRICS was used to choose the sites to be included in this selected set. The TRICS user browsed the full list of sites for this land use category and selected directly from this list.

1	NY-01-R-01	TOOLSTATION		NORTH YORKSHIRE
	OAKNEY WOOD ROAD			
	SELBY			
	Edge of Town			
	Industrial Zone			
	Total Gross floor area:	275	sqm	
2	WM-01-R-01	TOOLSTATION		WEST MIDLANDS
	ALDRIDGE ROAD			
	BIRMINGHAM			
	PERRY BAR			
	Suburban Area (PPS6 Out of Centre)			
	Industrial Zone			
	Total Gross floor area:	500	sqm	

This section provides a list of all survey sites and days in the selected set. For each individual survey site, it displays a unique site reference code and site address, the selected trip rate calculation parameter and its value, the day of the week and date of each survey, and whether the survey was a manual classified count or an ATC count.

Motion High Street Guildford

Licence No: 734001

TRIP RATE for Land Use 01 - RETAIL/R - TRADE SHOP

TOTAL VEHICLES

Calculation factor: 100 sqm

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
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	2	388	0.129	2	388	0.000	2	388	0.129
07:00 - 08:00	2	388	1.032	2	388	0.774	2	388	1.806
08:00 - 09:00	2	388	2.452	2	388	2.194	2	388	4.646
09:00 - 10:00	2	388	1.677	2	388	1.677	2	388	3.354
10:00 - 11:00	2	388	1.935	2	388	2.065	2	388	4.000
11:00 - 12:00	2	388	2.452	2	388	1.806	2	388	4.258
12:00 - 13:00	2	388	2.710	2	388	2.839	2	388	5.549
13:00 - 14:00	2	388	2.194	2	388	2.323	2	388	4.517
14:00 - 15:00	2	388	1.548	2	388	1.677	2	388	3.225
15:00 - 16:00	2	388	2.194	2	388	2.065	2	388	4.259
16:00 - 17:00	2	388	2.194	2	388	2.065	2	388	4.259
17:00 - 18:00	2	388	1.032	2	388	1.290	2	388	2.322
18:00 - 19:00	2	388	1.935	2	388	1.935	2	388	3.870
19:00 - 20:00	2	388	0.645	2	388	1.032	2	388	1.677
20:00 - 21:00	2	388	0.000	2	388	0.129	2	388	0.129
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			24.129			23.871			48.000

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: 275 - 500 (units: sqm)
Survey date range: 01/01/15 - 10/05/22
Number of weekdays (Monday-Friday): 2
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 shown. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.