

TECHNICAL NOTE

Job Name: Land Adjacent to Thorpe House Colliers Way, Reading – App No 182114
Job No: 45057
Note No: TN 001
Date: April 2019
Prepared By: Phil Brady
Subject: Response to RBC Transport Development Control Memo dated 22nd Feb 2019

Item	Subject
1.	Introduction This note is a response to RBC Highways comments on Application 182114 which is supporting 6 x 3 bed houses on an area of land adjacent to Colliers Way, Reading. The note seeks to comment, address and resolve any issues raised by RBC Highways in relation to the development.
2.	PBA Review and Response 1. Resident Parking, RBW have agreed the provision of 12 spaces (2 per unit) 2. Visitor Parking, RBC have agreed the provision of 3, but suggested that 2 would also be acceptable. 3. Bollards, RBC have suggested that the bollards which define the area be altered to 1.0m apart, this is agreeable and can be addressed in a revised layout plan. 4. No 17 Access, The current drive way to No 17 serves their garage and the surfaced area to the south is No 18's parking forecourt. Due to No 16's location the manoeuvre to access and exit their garage is restricted in that they need to cross the current path between 16 and 17 and use the footpath in front of No 16 to complete any movement. The new layout removes No 16 and allows No 17 to use the new road link as an improved means of turning, It's also improves the visibility for users of the paths and No17. To illustrate this PBA Plan 45057_5501_SK003 A has been prepared to illustrate the existing and future options for accessing No 17. If there is a perception that bollards may restrict this movement, they can be amended. 5. Footpath Access to Site, there is a public footpath adjacent to No 17 which ties into the foot/cycleway. As per PBA Plan 45057_5501_SK002 C, this path could be extended at grade and the width of the raised table shortened to the road width. 6. Road Width, As stated the road width is to both serve the parking and allow vehicle access to the site, which is agreed. 7. Street Lamp, Any required street furniture relocation will be carried out at the developers cost in agreement with the council as it is their assets. This would be addressed in conditions as the road works on the highway including any relocation will need to be carried out under a Section 278 Agreement with the Council. 8. Parking Spaces, RBC have raised issue with spaces 5-7 and 11 in relation he ability to access and exit. A minor amendment to the landscaping at the eastern end of the site has been made to obtain the 6.0m forecourt depth for parking space 11. For parking spaces 5-7, a depth of 5.6m internal forecourt carriageway proposed with a 1.2m footway strip adjacent to this. It is proposed that cars would make use of this space when exiting these parking spaces as this will be at grade with the internal forecourt. The change made are visible in PBA Plan 45057_5501_SK002 C

TECHNICAL NOTE

Item	Subject
	9. Trip Generation, A robust assessment has been carried out and RBC have accepted the forecast usage of the site and agree that this level of flow will not have a material impact on the local network therefore the site is compliant with NPPF. 10. Disabled Parking, in general terms disabled parking would be provided at 5% of provision, if required. In terms of residential and this site, if required it would require one space to be converted. However, this would subject to need of the relevant occupiers. Coupled with the overprovision of visitor spaces there is scope, if required for modification in the future. 11. In terms of electric charging, again policy is evolving, it would generally be 10% active and 10% passive, this could equate to 2 to 3 spaces. Provision can be made for provision on site for certain bays to be converted in the future, but it would fall to each occupier in principle. 12. Cycle Parking, As these are houses, the general assumption is that cycle parking would be in their defined boundary, i.e. garden, however the plan shows a centralised cycle parking area for 7 spaces. As per RBC's comments if this is to be compliant then it would need to be increased to 12 spaces. However, we consider that the majority of residents will store cycles in their curtilage as such the provision of 7 spaces would additional to the 12 stored with the residents and therefore could be seen as an over provision for the site as whole. 13. Bin Store, This can addressed in detail with respect to the bin store area or facilities within the individual dwelling's curtilage.
3.	Revised Submission This note coupled with the attached plans is provided to address the comments made by RBC Highways on Application No 182114. • PBA Plan 45057_5501_SK001 D • PBA Plan 45057_5501_SK002 C • PBA Plan 45057_5501_SK003 A We believe that the data provided addresses all the councils concerns and provides revised schemes to demonstrate that the issues highlighted can be addressed with minor modifications to the scheme. We therefore seek to provide this note and seek that now allows RBC Highways to determine the application and offer an approval to the scheme, subject to the minor changes proposed.

DOCUMENT ISSUE RECORD

Technical Note No	Rev	Date	Prepared	Checked	Reviewed (Discipline Lead)	Approved (Project Director)
45057/TN001	-	15/3/19	PB	JH		PB
45057/TN001	A	30/04/19	BH	JH		PB

Peter Brett Associates LLP disclaims any responsibility to the Client and others in respect of any matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence within the terms of the Contract with the Client and generally in accordance with the appropriate ACE Agreement and taking account of the manpower, resources, investigations and testing devoted to it by agreement with the Client. This report is confidential to the Client and Peter Brett Associates LLP accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

© Peter Brett Associates LLP 2019

Peter Brett Associates LLP Caversham Bridge House Waterman Place, Reading Berkshire RG1 8DN

T: +44 (0)118 950 0761 E: reading@peterbrett.com