

Technical Note: Transport Implications

Site: 5 Stoneham Close, Reading
Prepared by: Chris Saunders
Approved by: Laura Harris
Date: 11 November 2025

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1.0 Introduction

- 1.1 Motion has been instructed by Mr Salman Ali to provide transport consultancy advice with regards the proposals to erect a two bed detached dwelling to the rear of 5 Stoneham Crescent, Reading, RG30 4HB. The proposals were subject to an earlier planning application (Ref: PI/25/0680) which was withdrawn by the applicant.
- 1.2 Highways officers had made comments on the previous planning application and this Technical Note provides details to overcome the issues raised.
- 1.3 Following this introduction, the Technical Note provides information on:
 - ▶ The surrounding baseline conditions and the accessibility of the site;
 - ▶ Proposed Development;
 - ▶ Parking Provision;
 - ▶ Access design; and,
 - ▶ Vehicle generation.

2.0 Baseline Conditions

- 2.1 Stoneham Close is a non-classified 5.5 metre wide residential road with 1.8 metre wide footways which are separated from the carriageway by 1.5 metre wide verges. The road is street lit and subjected to a 30 miles per hour speed limit.
- 2.2 Stoneham Close leaves Cockney Hill at a simple 't' junction and travels north for a distance of 100 metres where it forms a square with Severn Way leaving the square on its western flank. The site is located to the south of No 5 with access obtained from the link between Cockney Hill and the square as detailed on Figure 2.1.
- 2.3 Figure 2.1 details that the closest bus stops to the site are located 250 metres to the north of the site on The Meadway, which are accessed by a footway from Stoneham Close. Where the footway connects with The Meadway, a pedestrian island is provided to enable safe crossing of the road. The town centre bound bus stop is provided with a seat and a bus shelter, with the stops served by route 33.
- 2.4 Route 33 runs on a 20 minute frequency and provides a link between Reading station and town centre with Tilehurst and Little Heath. Connections to other routes are available within the town centre and in Tilehurst.
- 2.5 The Meadway shopping centre which includes a large Asda superstore, pharmacy, gym, take aways and local shops is within a 400 metre walk of the site. The Prospect secondary school is within 200 metres of the site while Prospect park is within 500 metres.
- 2.6 The site is therefore in a sustainable location in accordance with the overarching principles of the National Planning Policy Framework and Policy TR1, Achieving the Transport Strategy of the adopted Reading Local Plan.

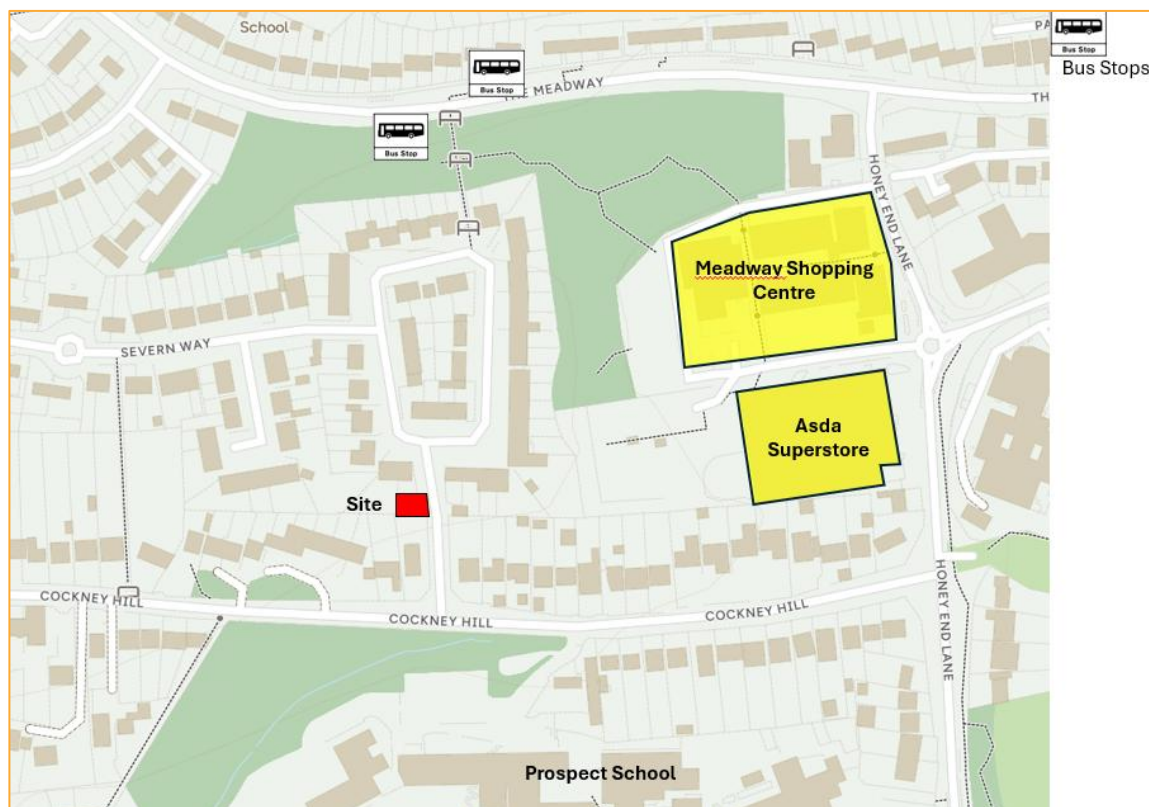


Figure 2.1 – Site Location

3.0 Proposed Development

- 3.1 The proposals are for the erection of a two bed dwelling within the rear garden of 5 Stoneham Close, which will be accessed from the link section of Stoneham Close between Cockney Hill and the square.
- 3.2 The new dwelling will result in the existing two parking spaces for 5 Stoneham Close being removed, which will be replaced to the front of the existing dwelling replicating the parking arrangements for the existing dwellings along Stoneham Close.
- 3.3 The proposed site plan is included within **Appendix A**.

4.0 Parking Provision

- 4.1 In line with Local Plan Policy TR5, Car and Cycle Parking, parking standards for Reading are contained within the "Revised Parking Standards and Design SPD", adopted in October 2011. The SPD divides the borough into zones depending on the availability of public transport and the facilities available for walking and cycling. The site is within Zone 3, Secondary Core Area, which are areas which include local centres for day to day needs and are within 400 metres of a high frequency bus route.
- 4.2 The parking requirement for a two bed dwelling within Zone 3, is 1.5 spaces per dwelling, while for a three bed dwelling the requirement is two spaces per dwelling.
- 4.3 The proposals include two spaces for the proposed dwelling and two spaces for the existing dwelling at number 5 as detailed on the site plan within **Appendix A**.
- 4.4 Cycle parking will be provided in a cycle store located adjacent to the south façade of the new dwelling as also detailed on the site plan within **Appendix A**.

- 4.5 The car and cycle parking provision, therefore, is fully in accordance with the requirements of the Parking Standards SPD and complies with Local Plan Policy TR5.

5.0 Access

- 5.1 The new dwelling will be accessed by a drop crossing from the link between Cockney Hill and the square section of Stoneham Close. The access will have visibility splays of 2.4 metres by 43 metres to the south and 2.4 metres by 25.8 metres to the north, to the junction of the link road and the square, fully in accordance with the requirements of the Department for Transport document "Manual for Streets" for accesses on to roads subjected to a 30 miles per hour speed limit as shown on drawing 2510019/01 within **Appendix B**. The existing access to the sub-station is unaffected by the proposals and maintains existing visibility splays of 2.4 metres by 37.5 metres to the north to the junction and 2.4 metres by 43 metres to the south.
- 5.2 The parking for the existing dwelling at 5 Stoneham Close will be located to the front of the dwelling and will involve widening the existing drop crossing to number 7 to provide a continuous drop kerb. The access will also have compliant visibility splays of 2.4 metres by 43 metres, as shown on drawing 2510019/01.
- 5.3 Drawing 2510019 /01 also details that there is a 13 metre separation between the centre of the access for the new parking area for 5 Stoneham Crescent and the centre of the adjacent junction. Within the highway comments for the previous planning application (Ref: PI/25/0680), it was stated that a 10 metre separation distance was required. It is noteworthy that Manual for Streets, the correct guidance document for residential streets, makes no reference to a 10 metre separation distance. Reading Borough Council's document "Geometric Design Guidance for Residential Accesses onto Classified Roads and Commercial Accesses onto to Adopted Roads", does make reference to junction spacing but this only applies to residential accesses onto classified roads. Stoneham Close is not a classified road, as confirmed by the list of classified roads within Appendix A of the document. Therefore the access design is in accordance with Local Plan Policy TR3 Access, Traffic and Highway Related Matters.
- 5.4 In addition, as both accesses points are from a non-classified road, there are no grounds under Class B, Part 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 for a highway objection.

6.0 Vehicle Generation

- 6.1 This section outlines the trip generating potential of the proposed residential development during the morning (AM) and evening (PM) peak hours and across the course of a typical day, which for the purposes of this assessment is taken to be between 07:00 and 19:00.
- 6.2 The TRICS database has been interrogated to find comparable sites in order to obtain trip rate information for the proposed residential dwellings. The subsequent TRICS Output files are attached at **Appendix C**.
- 6.3 Table 5.1 below shows the daily number of vehicle trips associated with the proposed new dwelling.

Time Period	Trip Generation (One Dwelling)		
	Arrivals	Departures	Two-Way
AM Peak (08:00-09:00)	0	1	1
PM Peak (17:00-18:00)	1	0	1
Daily (07:00-19:00)	3	3	6

Table 5.1 - Trip Generation of the Proposed Houses

- 6.4 Table 5.1 indicates the proposed residential dwellings will generate six vehicle movements per day and one vehicle movement in the peak hours, which is within the daily fluctuations seen on the network. On this basis, it is clear that the proposed development is entirely consistent with the guiding principles of the NPPF and there are thus no justifiable reason why this scheme could be refused on transportation grounds. This is particularly evident given that the proposed development will result in a negligible change in vehicle trips.

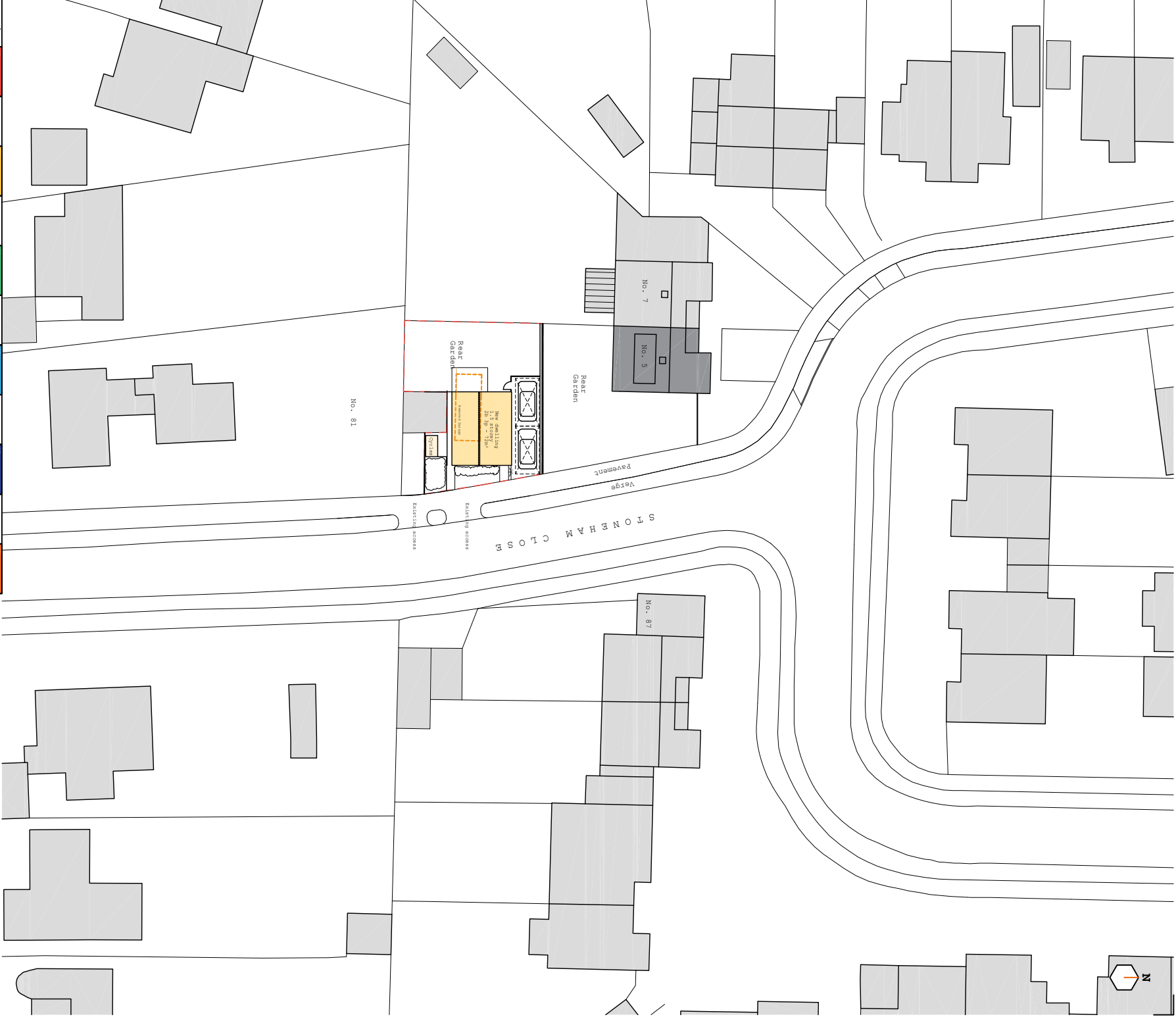
- 6.5 On this basis it is considered that the proposals will not prejudice road safety or the free-flow of traffic or operation of the neighbouring highway network in accordance with the Local Plan. It is therefore clear that there are no highways and transportation reasons why this proposed development should be resisted.

Appendix A

Site Plan



Proposed site plan 1:200



Proposed block plan 1:500

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NOTES

Collaborating with:

Salman Ali

Job: 1082

Drawing: 02-10

Revision: C

Date: 04.25

Drawn By: HK

Checked By: EM

Project: IR0 5 Stonehams Close, Tilehurst

1:200 & 1:500 @ A3

Drawing Name: Proposed block and site plans

1:1250 @ A4

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Appendix B

Visibility Splays

C:\Users\Walker\Motion\StaffSite - Coread 2510019\Drawings\2510019-01.dwg



Notes

1. All levels and dimensions to be checked on site before any work commences. All dimensions in metres unless stated otherwise.
2. This drawing is based on OS mapping and Motion cannot guarantee the accuracy of the data.

Legend

— Visibility Splay

-	First Issue	DR	CS	CS	14/11/2025
Rev.	Description	Drm	Chk	App	Date

Drawing Status:

FOR PLANNING
NOT FOR CONSTRUCTION

motion

Guildford - Reading - London
www.motion.co.uk

Client:
Colony Architects Ltd

Project:
Stoneham Close, Reading

Title:
Visibility Splays
at Site Access

Scale: 1:500 (@ A3)

Drawing:
25100019-01

Revision:
-

Appendix C

TRICS Outputs

Audit Code: cfb0bdb0-9263-423b-9853-db64a71be863

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use: 03 - RESIDENTIAL

Category: A - HOUSES PRIVATELY OWNED

Selected Vehicle Type: Total Vehicles

Selected regions and areas:

01	GREATER LONDON	
	EN	ENFIELD
	KI	KINGSTON
02	SOUTH EAST	
	ES	EAST SUSSEX
	HF	HERTFORDSHIRE
	KC	KENT
	MW	MEDWAY
04	EAST ANGLIA	
	NF	NORFOLK
	PB	PETERBOROUGH
	SF	SUFFOLK
06	WEST MIDLANDS	
	SH	SHROPSHIRE
	ST	STAFFORDSHIRE
	WK	WARWICKSHIRE
	WM	WEST MIDLANDS
07	YORKSHIRE & NORTH LINCOLNSHIRE	
	BY	BARNSLEY
	NY	NORTH YORKSHIRE
08	NORTH WEST	
	AC	CHESHIRE WEST & CHESTER
	MS	MERSEYSIDE
09	NORTH	
	TW	TYNE & WEAR
10	WALES	
	PS	POWYS
	VG	VALE OF GLAMORGAN

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

Audit Code: cfb0bdb0-9263-423b-9853-db64a71be863

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:	4 to 1882 (units:DWELLS)
Range Selected by User:	4 to 20 (units:DWELLS)
Parking Spaces Range:	6 - 2696

Public Transport Provision:	
Selection by:	All Surveys Included
Date Range:	13/11/25 to 13/11/25

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:	
Friday	4 days
Monday	5 days
Thursday	4 days
Tuesday	3 days
Wednesday	9 days

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

Selected survey types:	
Manual count	25
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	10 days
Edge of Town Centre	2 days
Neighbourhood Centre	3 days
Suburban Area	10 days

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:	
No Sub Category	1 days
Residential Zone	21 days
Village	3 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	22 days
Servicing vehicles Included	3 days

Audit Code: cfb0bdb0-9263-423b-9853-db64a71be863

Secondary Filtering Selection:

Use Class:

C3	25 surveys
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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:

0 - 5250

Population within 1 mile:

1,001 to 5,000	5 surveys
10,001 to 15,000	5 surveys
15,001 to 20,000	3 surveys
20,001 to 25,000	3 surveys
25,001 to 50,000	5 surveys
5,001 to 10,000	4 surveys

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

Population within 5 miles:

100,001 to 125,000	1 surveys
125,001 to 250,000	7 surveys
25,001 to 50,000	4 surveys
250,001 to 500,000	6 surveys
5,001 to 25,000	1 surveys
50,001 to 75,000	2 surveys
500,001 or More	2 surveys
75,001 to 100,000	2 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	12 surveys
1.1 to 1.5	11 surveys
1.6 to 2.0	2 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.

Audit Code: cfb0bdb0-9263-423b-9853-db64a71be863

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	20 surveys
Yes	5 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:

1a (Low) - Very poor	1 surveys
3 - Moderate	1 surveys
4 - Good	1 surveys
No PTAL Present	22 surveys

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.

COVID-19 Restrictions:

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

Audit Code: cfb0bdb0-9263-423b-9853-db64a71be863

1	AC-03-A-02	DETACHED	CHESHIRE WEST & CHESTER
WHITCHURCH ROAD CHESTER BOUGHTON HEATH Suburban Area Residential Zone Site area: 0.47999998927116394 hect Survey date: Tuesday 22/05/2012			
			Survey Type: Manual
2	BY-03-A-01	BUNGALOWS & DETACHED	BARNLEY
CHURCH LANE NEAR BARNLEY WORSBROUGH Neighbourhood Centre Village Site area: 1.1690000295639038 hect Survey date: Wednesday 09/09/2020			
			Survey Type: Manual
3	EN-03-A-02	DETACHED HOUSES	ENFIELD
DUCHY ROAD HADLEY WOOD Edge of Town Residential Zone Site area: 0.6700000166893005 hect Survey date: Wednesday 14/09/2022			
			Survey Type: Manual
4	ES-03-A-06	MIXED HOUSES	EAST SUSSEX
BISHOPS LANE RINGMER Neighbourhood Centre Village Site area: 0.9900000095367432 hect Survey date: Wednesday 16/06/2021			
			Survey Type: Manual
5	ES-03-A-20	DETACHED & SEMI-DETACHED	EAST SUSSEX
NEW ROAD HAILSHAM HELLINGLY Edge of Town Residential Zone Site area: 0.51 hect Survey date: Wednesday 06/11/2024			
			Survey Type: Manual
6	HF-03-A-05	TERRACED HOUSES	HERTFORDSHIRE
HOLMSIDE RISE WATFORD SOUTH OXHEY Edge of Town Residential Zone Site area: 0.1899999976158142 hect Survey date: Monday 05/06/2023			
			Survey Type: Manual
7	KC-03-A-09	MIXED HOUSES & FLATS	KENT
WESTERN LINK FAVERSHAM DAVINGTON Edge of Town Residential Zone Site area: 1.1100000143051147 hect Survey date: Wednesday 09/06/2021			
			Survey Type: Manual
8	KI-03-A-01	DETACHED	KINGSTON
COOMBE RISE			

Audit Code: cfb0bdb0-9263-423b-9853-db64a71be863

KINGSTON UPON THAMES

Suburban Area

Residential Zone

Site area: 1.3700000047683716 hect

Survey date: Thursday 24/06/2010

Survey Type: Manual

9 KI-03-A-02 DETACHED KINGSTON

WOLSEY CLOSE

KINGSTON UPON THAMES

Suburban Area

Residential Zone

Site area: 2.259999990463257 hect

Survey date: Thursday 24/06/2010

Survey Type: Manual

10 MS-03-A-03 DETACHED MERSEYSIDE

BEMPTON ROAD

LIVERPOOL

OTTERSPOOL

Suburban Area

Residential Zone

Site area: 0.5 hect

Survey date: Friday 21/06/2013

Survey Type: Manual

11 MW-03-A-01 DETACHED & SEMI-DETACHED MEDWAY

ROCHESTER ROAD

NEAR CHATHAM

BURHAM

Neighbourhood Centre

Village

Site area: 0.20000000298023224 hect

Survey date: Friday 22/09/2017

Survey Type: Manual

12 MW-03-A-02 MIXED HOUSES MEDWAY

OTTERHAM QUAY LANE

RAINHAM

Edge of Town

Residential Zone

Site area: 0.699999988079071 hect

Survey date: Monday 06/06/2022

Survey Type: Manual

13 NF-03-A-03 DETACHED HOUSES NORFOLK

HALING WAY

THETFORD

Edge of Town

Residential Zone

Site area: 0.6299999952316284 hect

Survey date: Wednesday 16/09/2015

Survey Type: Manual

14 NY-03-A-13 TERRACED HOUSES NORTH YORKSHIRE

CATTERICK ROAD

CATTERICK GARRISON

OLD HOSPITAL COMPOUND

Suburban Area

Residential Zone

Site area: 0.30000001192092896 hect

Survey date: Wednesday 10/05/2017

Survey Type: Manual

15 PB-03-A-03 DETACHED PETERBOROUGH

PETERBOROUGH

THORPE PARK ROAD

Suburban Area

Residential Zone

Site area: 0.47999998927116394 hect

Audit Code: cfb0bdb0-9263-423b-9853-db64a71be863

Survey date: Tuesday 18/10/2011

Survey Type: Manual

16 BRYN GLAS WELSHPOOL Edge of Town Centre Residential Zone Site area: 1.1200000047683716 hect Survey date: Monday 11/05/2015	PS-03-A-01	MIXED HOUSES	POWYS	Survey Type: Manual
17 NORMANSTON DRIVE LOWESTOFT Suburban Area Residential Zone Site area: 0.5899999737739563 hect Survey date: Tuesday 23/10/2012	SF-03-A-04	DETACHED & BUNGALOWS	SUFFOLK	Survey Type: Manual
18 VALE LANE BURY ST EDMUNDS Edge of Town Residential Zone Site area: 1.149999976158142 hect Survey date: Wednesday 09/09/2015	SF-03-A-05	DETACHED HOUSES	SUFFOLK	Survey Type: Manual
19 ELLESMERE ROAD SHREWSBURY Edge of Town Residential Zone Site area: 0.800000011920929 hect Survey date: Thursday 22/05/2014	SH-03-A-06	BUNGALOWS	SHROPSHIRE	Survey Type: Manual
20 STANFORD ROAD WOLVERHAMPTON BLAKENHALL Edge of Town Centre No Sub Category Site area: 0.3700000047683716 hect Survey date: Friday 09/05/2014	ST-03-A-06	SEMI-DET. & TERRACED	STAFFORDSHIRE	Survey Type: Manual
21 WEST PARK ROAD GATESHEAD Suburban Area Residential Zone Site area: 0.550000011920929 hect Survey date: Monday 07/10/2013	TW-03-A-02	SEMI-DETACHED	TYNE & WEAR	Survey Type: Manual
22 ARTHUR STREET BARRY Edge of Town Residential Zone Site area: 0.20999999344348907 hect Survey date: Monday 08/05/2017	VG-03-A-01	SEMI-DETACHED & TERRACED	VALE OF GLAMORGAN	Survey Type: Manual
23 ARLINGTON AVENUE LEAMINGTON SPA Suburban Area	WK-03-A-01	TERRACED/SEMI/DET.	WARWICKSHIRE	

Audit Code: cfb0bdb0-9263-423b-9853-db64a71be863

Residential Zone
Site area: 0.10000000149011612 hect
Survey date: Friday 21/10/2011

Survey Type: Manual

24	WM-03-A-06	BUNGALOWS	WEST MIDLANDS
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NARBERTH WAY
COVENTRY
POTTERS GREEN
Edge of Town
Residential Zone
Site area: 0.4699999988079071 hect
Survey date: Thursday 17/10/2013

Survey Type: Manual

25	WM-03-A-07	DETACHED HOUSES	WEST MIDLANDS
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EVESON ROAD
STOURBRIDGE
NORTON
Suburban Area
Residential Zone
Site area: 0.7799999713897705 hect
Survey date: Wednesday 18/09/2024

Survey Type: Manual

Audit Code: cfb0bdb0-9263-423b-9853-db64a71be863

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

Total Vehicles

Calculation factor: 1 DWELLS

**BOLD print indicates peak (busiest) period*

Period	Trips per 1 DWELLS DWELLS		
	Inbound	Outbound	Total
08:00-09:00	0.241	0.375	0.616
17:00-18:00	0.299	0.186	0.485
07:00-19:00	2.544	2.661	5.205

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	25	13	0.113	0.277	0.390
08:00-09:00	25	13	0.241	0.375	0.616
09:00-10:00	25	13	0.113	0.168	0.281
10:00-11:00	25	13	0.189	0.174	0.363
11:00-12:00	25	13	0.174	0.198	0.372
12:00-13:00	25	13	0.244	0.262	0.506
13:00-14:00	25	13	0.235	0.198	0.433
14:00-15:00	25	13	0.168	0.189	0.357
15:00-16:00	25	13	0.259	0.235	0.494
16:00-17:00	25	13	0.256	0.198	0.454
17:00-18:00	25	13	0.299	0.186	0.485
18:00-19:00	25	13	0.253	0.201	0.454
19:00-20:00	1	9	0.111	0.111	0.222
20:00-21:00	1	9	0.111	0.000	0.111
21:00-22:00					
22:00-23:00					
23:00-00:00					
Total Rates:			2.766	2.772	5.538

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: $COUNT/TRP \times FACT$. Trip rates are then rounded to 3 decimal places.

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Audit Code: cfb0bdb0-9263-423b-9853-db64a71be863

Parameter Summary:

Trip rate parameter range selected:	4 - 20 (units: DWELLS)
Survey date date range:	24/06/2010 - 06/11/2024
Number of weekdays (Monday-Friday):	25
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	10
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.