



Land East of Lodge Road
Hurst

**Statement of Common Ground
on Sustainability**

For

Mactaggart & Mickel Homes

Planning Application Ref.220458

Appeal Ref:APP/X0360/W/22/3309202

Document Control Sheet

Proposed Residential Development

Land East of Lodge Road

Hurst

Mactaggart & Mickel Homes

This document has been issued and amended as follows:

Date	Issue	Prepared by	Approved by
16/12/2022	For submission	AW	AW

Signed

Andrew Whittingham, Director

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1.0 Introduction

1.1 This Statement of Common Ground (SoCG) summarises the position reached in respect of sustainability matters.

1.2 This SoCG relates to Reasons for Refusal (RfR 5) as follows:

Reason for Refusal 5: Unsustainable Location

' Unsustainable location that would not encourage a modal shift towards sustainable modes of transport, by reason of the countryside location outside of settlement limits, distances to facilities and services, limited public transport links and poor quality of the walking/cycling an environment contrary to policies CP1, CP2, CP3, CP6 and CP11 of the Core Strategy, CC01 and CC02 of the MDD Local Plan, the Borough Design Guide SPD and section 8 & 9 of the NPPF.'

1.3 The relevant documents relating to the planning application are:

- ▶ Transport Assessment and Framework Travel Plan, 9th February 2022, registered 16th February 2022.

1.4 There have been detailed discussions with WBC Highways prior to and following the submission of the planning application relating to the proposed means of access, the traffic impact of the proposals and the transport improvement package.

1.5 All highway matters have now been fully agreed with WBC and incorporated in an updated Transport Assessment (18th November 2022).

1.6 In addition, an updated Framework Travel Plan (23rd November 2022) and Stage 1 Road Safety Audit, including Designers Response (14th November 2022) have been agreed.

2.0 Site Location and Accessibility

2.1 The following matters are agreed.

Highway Network

- 2.1 The B3030 Lodge Road is a single carriageway running north south past the site with an existing 40mph speed limit. To the north it forms a priority junction with A321 Broadwater Lane / Wokingham Road and to the south Sawpit Lane.
- 2.2 Tape Lane is a residential road to the east of the site. The southern and middle part of Tape Lane is a single width road. To the northern part of the site, it becomes approximately 6m wide allowing two-way traffic. Signs at each end of Tape Lane indicate a width restriction of 6' 6". At the southern end of the site there is a sign prohibiting motor vehicles along Tape Lane except for access. Given the width of Tape Lane, vehicle speeds are relatively low.

Walking and Cycling

- 2.3 There are no ProW's crossing the site.
- 2.4 The existing PRoW network is shown on **Appendix A**.
- 2.5 The current WBC PRoW Improvement Plan 2020-2030 identifies local improvements to the network. The relevant extract is given in **Appendix B**.

Public Transport

- 2.6 The nearest bus stops are located along Sawpit Road approximately 200m from the site. These stops provide access to routes 128 and 129. The routes and bus stop locations are shown **Appendix C**. A summary of the destinations served, and the frequency of the local bus services is given in Table 3.1.

Service	Destinations Served	Approximate Frequency		
		Mon-Fri	Sat	Sun
128	Reading- Twyford- Hurst- Wokingham	Mostly, hourly weekdays until about 1800	Every 2 hours	No service
129	Reading- Twyford- Hurst- Wokingham	Morning peak hour service	No service	No service

Table 3.1: Local bus services

Rail Services

- 2.7 The nearest railway station to Hurst is Twyford approximately 1.4 miles (2.44 km) from the site. This is a 30 minute walk or a 9 minute cycle.
- 2.8 Twyford railway station provides regular services to Reading, Didcot, London Paddington and Henley on Thames. Trains to Reading operate every 12 minutes from Twyford and are direct. Trains to London Paddington operate every 12 minutes and stop at Maidenhead, Slough, West Drayton, Hayes & Harlington and Ealing Broadway.
- 2.9 The new Elizabeth Line has a stop at Twyford. It provides links from Twyford to Central London (stations such as Paddington, and Liverpool Street), along with Abbey Wood and Shenfield (at the far eastern end of the line) and Heathrow Airport.

3.0 Distances to Local Facilities

3.1 The distances and times include the distance from the centre of the site to the appropriate pedestrian and cyclist entry / exit point to the site. The centre of the site is defined as the geographical centre of the red line boundary. For clarity the centre of the site and distances to each exit point is shown below in figure 3.1 below:

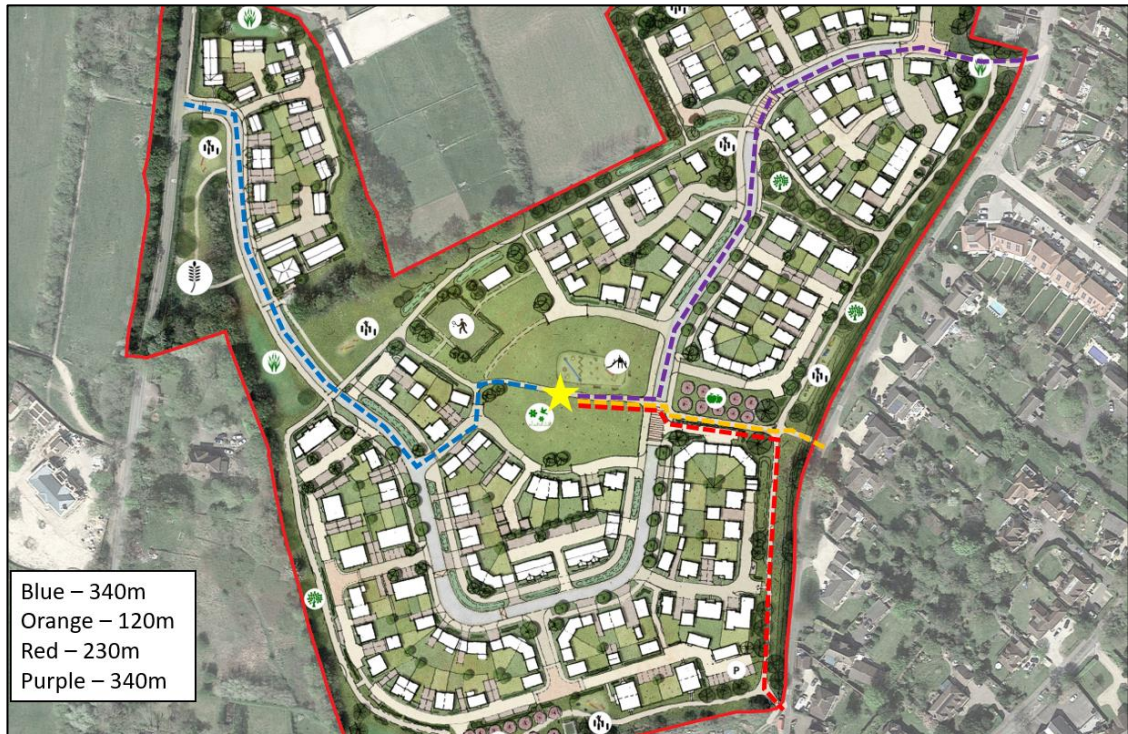


Figure 3.1 – Distance from the centre of the site to exit points

3.2 The CIHT guidelines state:

“The Chartered Institute of Highways and Transportation (CIHT) published ‘Guidelines for providing for Journeys on Foot’ 2000. This document indicates that the average length of a walking journey is 1km. The report also provides advice on acceptable walking distances to various facilities.

The suggested walking distances are provided below”:

	Suggested Acceptable Walking Distance (Metres)		
	Town Centre	Commuting/School	Elsewhere
Desired	200	500	400
Acceptable	400	1000	800
Preferred Maximum	800	2000	1200

3.3 Standard walk (1.4 m/s) and cycle speeds (5.5 m/s) referenced in the Institute of Highways and Transportation’s document entitled ‘Providing for Journeys on Foot’ and the Department for Transport’s ‘Local Transport Note 1/20 – Cycle Infrastructure Design’ have been used.

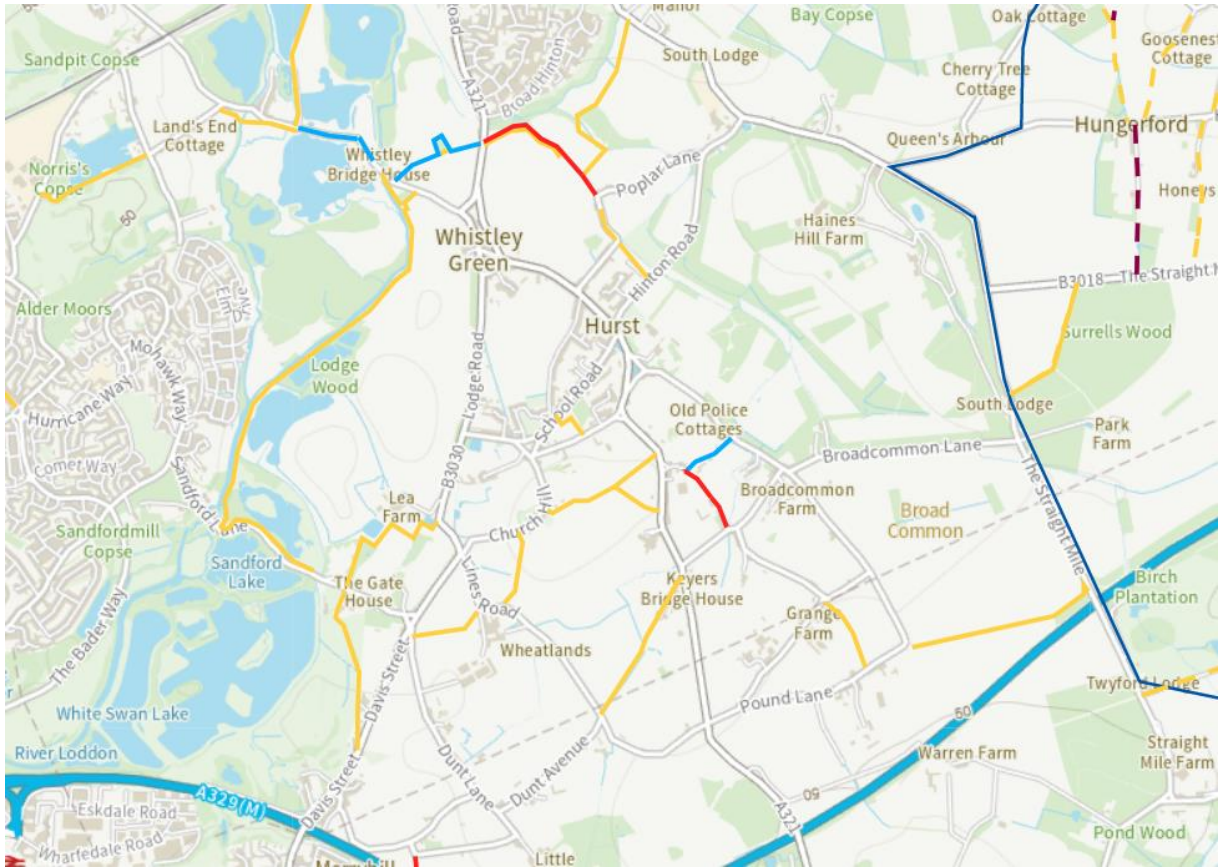
3.4 The location of nearby Appeal sites are also shown on the plan in [Appendix C](#).

	Distance From Site	Approximate Walking Time (minutes)	Approximate Cycling Time (minutes)
Hurst Village Hall	430 metres	14	1
Hurst Primary School	510 metres	6	2
Hurst Post Office	580 metres	7	2
Hurst Playground	640 metres	8	2
Hurst Gospel Hall	840 metres	11	3
Elephant and Castle PH	790 metres	10	3
Hurst Cricket Club	690 metres	9	2
Hurst Bowling Club	830 metres	10	3
The Castle Inn	880 metres	11	3
St Nicholas' Church	880 metres	11	3
Hurst Football Club	890 metres	11	3
The Green Man PH	940 metres	12	3
Dolphin School (Independent school)	1840 metres	23	6
Twyford Railway Station	2440 metres	30	8
Pigott School, Twyford	4000 metres	-	12

Table 3.1 – Distance to Local Facilities

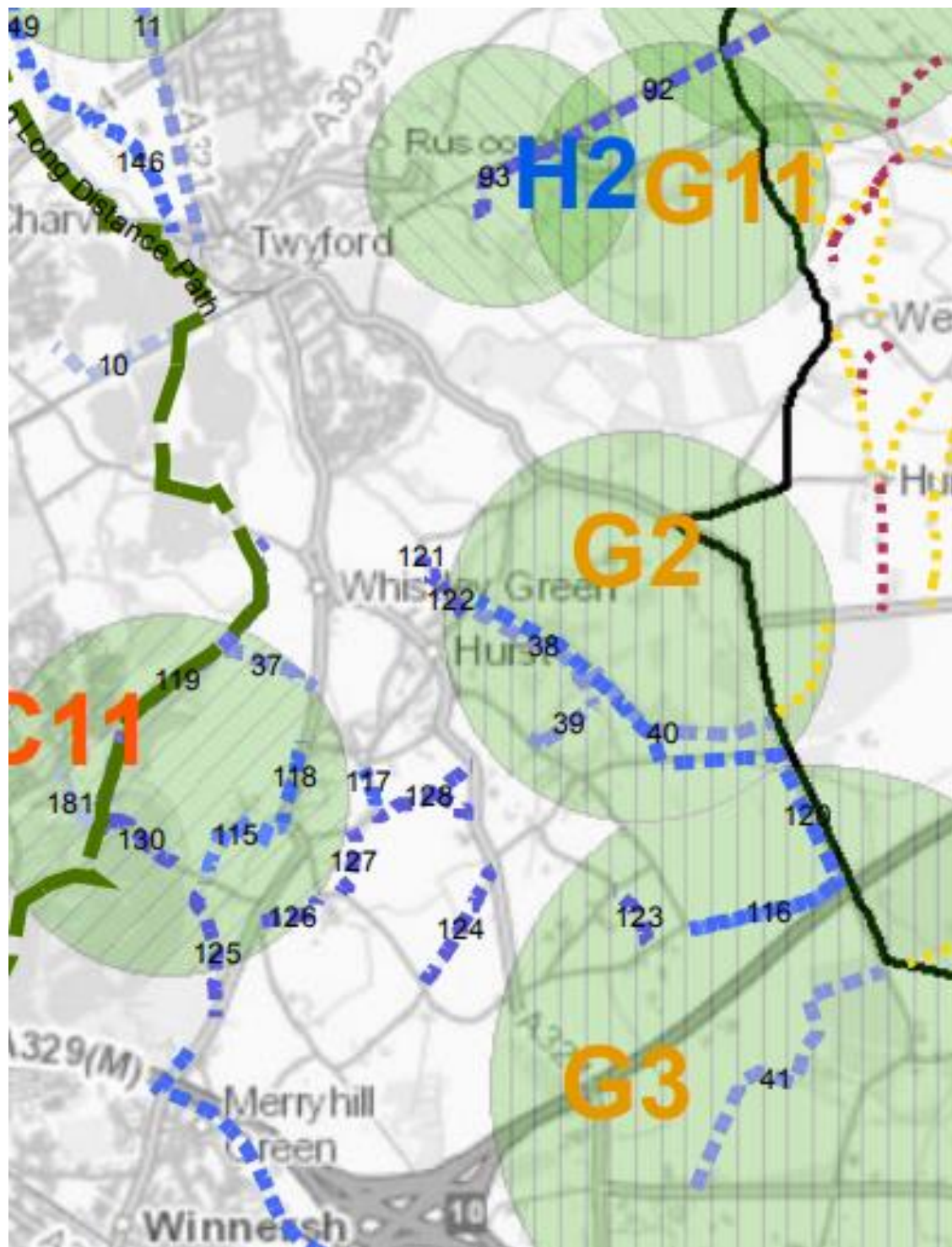
Appendix A

Existing Public Rights of Way (PRoW) Plan



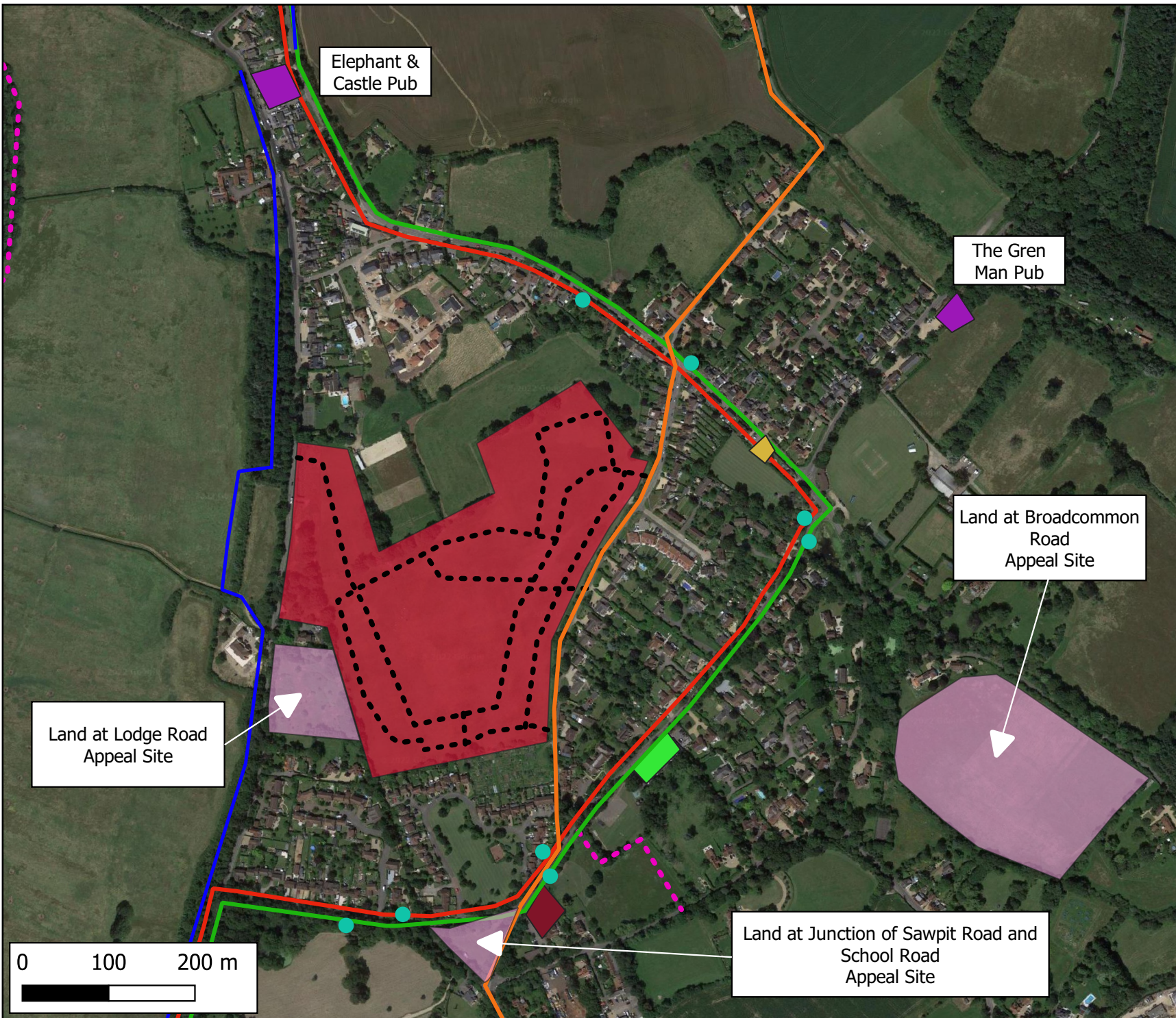
Appendix B

PRoW plan from Improvement Plan 2020-2030



Appendix C

Local Facilities and Location of Appeal Sites



Legend

- Site
- Appeal Sites
- Bus Stop
- Internal links
- Footpath
- Boundary Footway
- Quiet Way
- Bus Route 128
- Bus Route 129
- Hurst Post Office
- Hurst Village Hall
- Pub
- St Nicolas Primary School

Project

Tape Lane, Hurst

Title

Local Facilities Map



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