

Date: 22 May 2026
Application: 261177



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 261177

Applicant: Mr Roy Bowers

Site Address: Land off, Baird Road, Arborfield, Berkshire

Parish: Arborfield and Newland

Grid Reference: Easting - 476391, Northing - 166044

Type of Development: Minor All other developments

Proposal: Full application for the creation of new vehicular access, including proposed timber access gate.

Case Officer: Cameron Young

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 261177. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **13 June 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	TD / BA		
Service	WBC Highways	App No:	261177
Address:	Land off, Baird Road, Arborfield, Berkshire.		
Proposal:	Full application for the creation of new vehicular access, including proposed timber access gate.		
Type of Development:	Minor All other developments		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

General

The proposal is for a new vehicular access off Baird Road. Highways have prepared this response on the basis that the access will be *“solely for the use of vehicles associated with the maintaining of the application land,”* as set out in the Transport Briefing Note.

Access

The LHA require provision of swept paths which demonstrate that the longest legal agricultural vehicle (i.e. tractor towing a trailer with combined 18.75m length) can safely ingress and egress the proposed site access junction.

The proposed access is 4.0m in width. This width of access is suitable for agricultural access. However swept paths are required to demonstrate the corner radii are suitable.

The applicant has set out that the *“proposed dropped kerb to be carried out under appropriate consent and highways/street works license.”* The applicant should seek appropriate permission for such works.

Visibility

The applicant has undertaken an ATC survey along Baird Road in order to obtain speed and traffic volumes. The 85th percentile speed was recorded as 22mph.

The applicant has calculated the visibility splays as 2.4m x 28m. The visibility splays have been demonstrated in the Proposed Access Arrangement drawing. This is considered acceptable.

Highways recommend securing that the land within the visibility splays shall be cleared of any obstruction exceeding 0.6m in height and maintained clear of any obstruction exceeding 0.6m in height at all times.

The applicant has provided an indicative location of new fence. Highways acknowledge this is an indicative location, but would not permit a fence or boundary treatment any closer to the public highway, as this would obstruct the visibility splays.

Trip Generation

The trip generation for the new access will be minimal and is unlikely to have a significant impact on the local highway network.

Gates

The proposed are set back 11.0m from the carriageway. This should be increased to 18.75m to allow a maximum length agricultural vehicle to pull clear of the main carriageway. This can then be secured by condition.

Conditions & Reasons (After required info is provided)

CG3 - VISIBILITY SPLAYS (APPROVED)
CH7 – GATE SET-BACK.

Date:	05.06.2026	Signed:	TD / BA
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