

Date: 22 July 2025
Application: 251486



WBC Public Rights Of Way

Development Management & Compliance
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1BN
Tel: (0118) 974 6000
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Dear WBC Public Rights Of Way,

Full Planning Approval Consultation

Application Number: 251486

Applicant: Mr T Northey

Site Address: Land west of Edney's Hill, Barkham Road, Barkham

Parish: Barkham

Grid Reference: Easting - 478470, Northing - 167162

Type of Development: Major Dwellings (10+)

Proposal: Full application for the proposed erection of 16 no. dwellings with new access off Edney's Hill, plus footpaths, car ports, parking, landscaping and associated works.

Case Officer: Connie Davis

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 251486. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Andrew Fletcher Public Rights of Way Consultant		
Service	WBC Public Rights Of Way	App No:	251486
Address:	Land west of Edney's Hill, Barkham Road, Barkham.		
Proposal:	Full application for the proposed erection of 16 no. dwellings with new access off Edney's Hill, plus footpaths, car ports, parking, landscaping and associated works.		
Type of Development:	Major Dwellings (10+)		
Site Visit Made:	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

Barkham Byway 19 (Aggister's Lane) is situated to the north of the development. The proposed development does not appear to significantly impact the byway. There are some comments and observations about the proposed development outside of this which are detailed below.

The number and surfacing treatment of the pedestrian links to the north of the site is acceptable, however the width of the footway to the north of the site does not appear to exist on the ground currently. There is currently significant interference along the route from vegetation and the embankment belonging to the development site. It is suggested that as part of this development this path is widened to cater for increased pedestrian use from the proposed development. See photos and sketch below



Conditions & Reasons (if required)

No specific conditions have been added here as no public right of way is significantly affected by the proposal, however please see above general comments and recommendations.

Date:	21.9.25	Signed:	Andrew Fletcher
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