

**Date:** 22 May 2026  
**Application:** 261177



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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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:                | 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 and Gate Setback

The LHA have no objection to the proposed vehicle access. The amended site plan now shows a gate which is setback 20m from the carriageway edge. This would allow the longest legal agricultural vehicles to pull clear of the carriageway without blocking the flow of traffic on Baird Road.

Swept paths have been provided which demonstrate a car pulling a trailer (combined length 10.8m) can comfortably ingress/egress the site. Therefore a car and horsebox could ingress/egress the site; and there appears sufficient room for a larger vehicle to ingress/egress the site if required.

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 85<sup>th</sup> percentile speed was recorded as 22mph.

The applicant has demonstrated sightlines of 2.4m x 28m are available from the proposed site access which meets the MfS requirements for a speed of 22mph. 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.

## **Conditions & Reasons**

### **CG3 - VISIBILITY SPLAYS (APPROVED)**

Prior to the occupation of the development the proposed vehicular access shall have been formed and provided with visibility splays shown on the approved Drawing No. 121-Rev-B titled ‘PROPOSED SITE PLAN’, dated 02.07.2026. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

RG3: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

### **CH7 - GATE SET-BACK**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no gates or barriers shall be erected unless set back a distance of at least 20 metres from the highway boundary and so as to open away from the highway.

RH7: To ensure that vehicles do not obstruct the highway whilst waiting for gates or barriers to be opened or closed, in the interests of road safety. Relevant policy: Core Strategy policies CP3 & CP6.

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| <b>Date:</b> | 09.07.26 | <b>Signed:</b> | BA |
|--------------|----------|----------------|----|