

## N02 - Highways Technical Note

Site: 31 Barkham Ride, Wokingham  
Prepared by: GL  
Approved by: DM  
Date: 01 July 2025

**motion**  
84 North Street  
Guildford  
GU1 4AU  
Tel: 01483 531300  
www.motion.co.uk

### 1.0 Introduction

- 1.1 This Highways Technical Note has been prepared by Motion in response to highway comments issued in relation to a proposed development at 31 Barkham Ride, Wokingham. The proposed development is for:  
*"Demolition of the existing dwelling and use of land as an extension to Victoria Gardens Residential Park Home Estate, with the stationing of 35 park homes (permanent C3 use class accommodation) and the construction of an ancillary community building (use class F2(b)) and park office (use class Eg(i))".*
- 1.2 It is noteworthy that through design evolution and in respond to wider planning discussions, the scheme has reduced to 31 park homes.
- 1.3 The site is located on the northern edge of Finchampstead and is approximately 2.3km south-west of Wokingham. To the south west, the site is bound by Barkham Ride, and to the south east is bound by a number of bungalows. The site benefits from close proximity to local bus stops, and the M4. The site is located within the administrative authority of Wokingham Borough Council (WBC). It is worth noting the site now only has 31 park homes.
- 1.4 The Application has been put forward for a full application (Wokingham Borough Council reference: 250267) of which further information has been requested by the highways case officer. This Highways Technical Note has been prepared to provide further information on related highways matters.

### 2.0 Car and Cycle Parking

#### **Car Parking**

- 2.1 Within the response from WBC, it stated that there were no visitor car parking spaces shown on site, these have now been included and are shown within the revised site plan, which is attached for reference within **Appendix A**. A total of 5 visitor car parking spaces are shown to the west of the community centre and main access road, this is deemed adequate given the type and use of the site. These car parking spaces, as well as all other car parking spaces for residential use and the community centre use will measure 5m x 2.5m.

#### **Cycle Parking**

- 2.2 In accordance with Wokingham's Parking Standards, as detailed within the Transport Statement dated January 2025, cycle parking standards across the Wokingham Borough are not dependent on the accessibility of the area and are therefore dependent on the number of habitable rooms. The 31 park homes are unlikely to have more than 3 habitable rooms per unit and therefore need space for 1 cycle per dwelling. These have been shown within the revised plan attached at Appendix A.
- 2.3 Additionally, two sheffield stands will be located to the front of the community centre which allows up to 4 cycles to park at any one time. This is deemed adequate given that the community centre is for use by residents on site.

#### **EV Charging**

- 2.4 The updated Site Plan illustrates that all park homes will be provided within one electric vehicle charging facility. This will be in line with Building Control Regulations Approved Document S.

### 3.0 Trip Rates

- 3.1 WBC has requested that trip generation figures associated with the outline permission for the proposed erection of 26 no. dwellings on site be used to assess likely traffic associated with the proposals.
- 3.2 The trip rates established as part of the former consent and subsequent trip generation for 31 park homes are summarised within Table 3.1 below.

Mode of Travel	Weekday AM Peak (08:00-09:00)		Weekday PM Peak (17:00-18:00)		Weekday Daily Movements	
	Arr	Dep	Arr	Dep	Arr	Dep
Total Person Trip Rates	0.246	0.731	0.519	0.339	3.972	4.190
Total Person Trips	8	23	16	11	123	130
Vehicular Trip Rates	0.176	0.353	0.328	0.201	2.470	2.522
Vehicular Trips	5	11	10	6	77	78

Table 3.1 – Proposed Vehicle Trip Rates

- 3.3 Table 3.1 illustrates that during the AM and PM peak, the proposed 31 park homes could generate around 16 vehicular trips during each peak hour. This would not have a detrimental impact on the local highway network. The proposed trip rates represent an increase of only 2 two-way movements during the AM and PM peak when compared to the previous outline consent.

### 4.0 Swept Path Analysis

- 4.1 Swept path analysis for a fire appliance, refuse vehicle and car/ refuse passing at the site access has been updated to reflect the latest layout. These drawings are attached for reference within [Appendix B](#) and demonstrate that the site is still easily accessible.

### 5.0 Construction Management Plan

- 5.1 It is expected that a Construction Management Plan will be secured by way of an appropriately worded planning condition. As there is no contractor currently appointed, it would be premature to prepare a report at this stage.

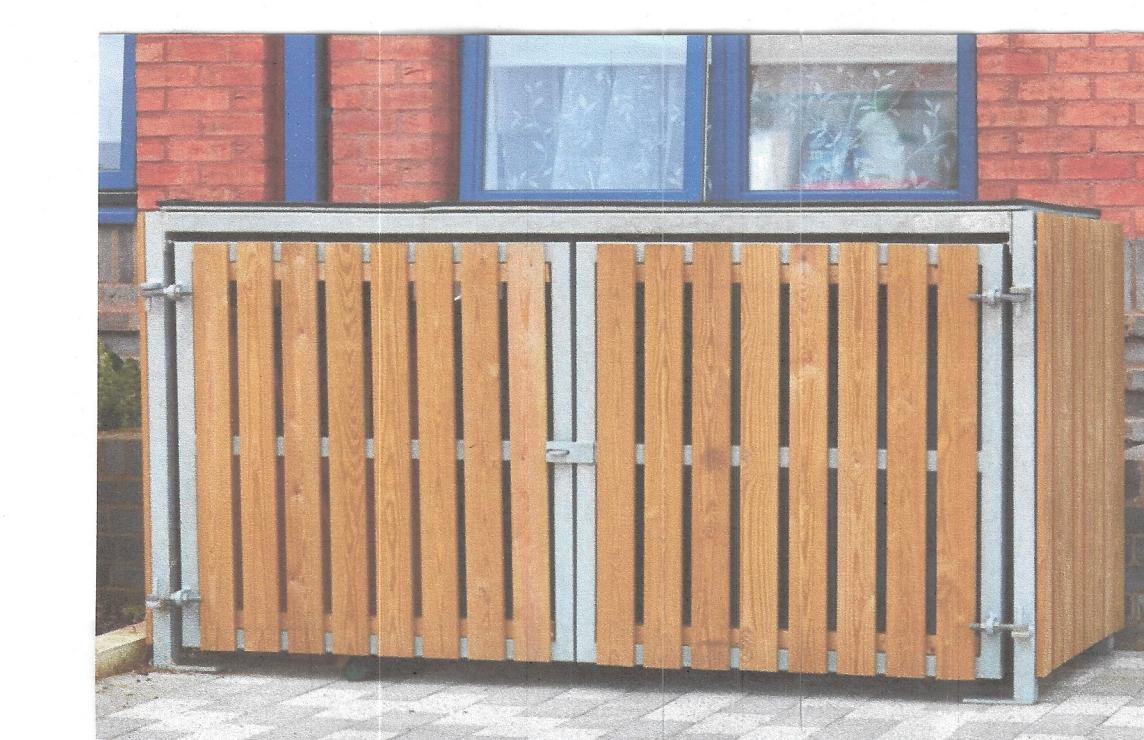
### 6.0 Summary

- 6.1 This Highways technical note has illustrated that adequate car and cycle parking has been included within the Site Plan that meets local standards. EV charging will be provided that accords with Building Control Regulations Approved Document S.
- 6.2 Additionally, the small increase in trip movements will not have an impact on the local highway and have been based on the accepted trip rates associated with the recent outline planning consent on this site.
- 6.3 In view of the above, the proposed development is considered to be acceptable in transport terms and meets with local and national policy criteria. The assessment work undertaken has shown that there will not be any demonstrable harms arising from the proposed scheme and it will not cause any severe impacts. Therefore, there are no traffic or transport related reasons why the development should not be granted planning consent.

**Appendix A****Site Plan**



LOCATION PLAN 1:2500



CYCLE STORAGE LOCKER- AMAZON ECO 2 L1900xW900xH1400

CYCLE STORE

Notes  
All dimensions and levels on site are to be checked prior to commencement of work.  
This drawing is the copyright of Paul Edwards Architecture

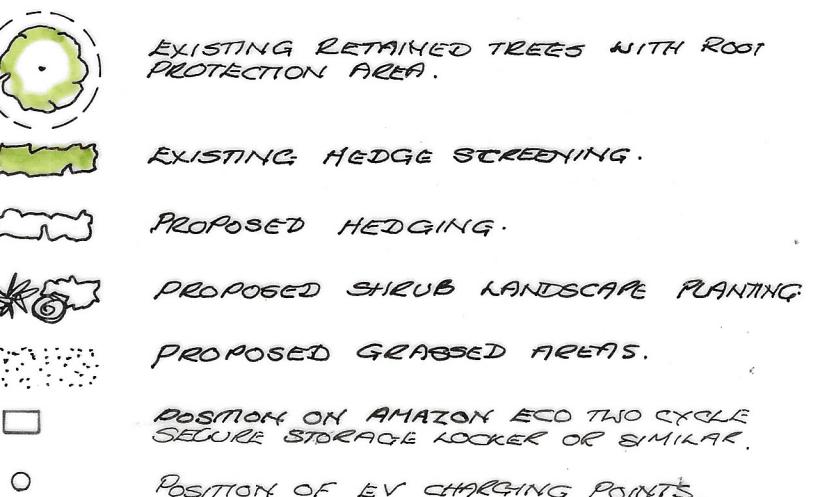
SCALE  
0 5 10 15 20 30 40 50

SITE AREA = 1:501ha = 3.710 acres

#### Accommodation

6 N° Omar Heritage units  
15 N° Omar Ikon units  
10 N° Omar Image units  
**31 N° TOTAL**

Residents community building with 6 N° parking spaces and 2 N° Sheffield cycle stands



F : SURFACE WATER POND INCREASED 30.6.25  
AS PERIODIC SURVEY CONCERNANTS  
A : PLOTS 1-3 MOVED TO ALIGN INCISE 9.6.25  
OF TERRAIN AND LANDSCAPING  
B : FURTHER UNIT OMITTED AND AREA 20.05.26  
MOVED TO ALIGN INCISE 9.6.25  
C : UNNUMBERED ECO TWO CYCLE AREA OF 8.5.25  
LANDSCAPE PLANTING AND BOUNDARY  
B : REDRAWN TO SHOW EXISTING  
MOBILES ON VICTORIA GARDENS  
TO SITE PLAN AND LOCATION PLAN  
25.02.25

Project: Proposed mobile homes  
Victoria Gardens extension  
31 Barkham Ride  
FINCHAMPSTEAD  
Berks  
Client: Mr T. Roberts

#### SITE PLAN

Scale: 1:500 at A1 Date: February 2025



Paul Edwards Architecture

12 Sandy Lane, Barkham, Wokingham, Berks RG41 4DB  
Tel: 0189772925 Mob: 07831837415 E-mail: paul@paulwardarchitecture.co.uk  
VAT Registration Number: 331441619

Job 2680 Dwg. 06F

## Appendix B

### Swept Path Analysis



Path (um)

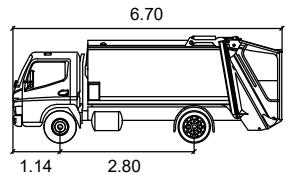


Co Const & Wbzd B

This site plan illustrates a residential layout with various plots and landmarks. The plan includes a compass rose indicating North, South, East, and West. A green and red line, labeled 'Path (um)', traces a winding route through the plots. A pond is located in the upper left corner. A large, irregularly shaped area in the center is labeled 'COMMUNITY BUILDING'. A building labeled 'Co Const & Ward Bldy' is situated in the upper right. A building labeled 'Office' is located in the lower right. A farm labeled 'Rook's Nest Farm' is shown in the lower left. A railway line with a crossing labeled 'CR' runs through the bottom center. Numbered plots are labeled with codes such as OIK, OIM, OHE, and numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, and 33. A plot labeled '24' is located in the bottom right corner.

## 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.



## Mitsubishi CANTER

meters

Width	:	2.30
Track	:	2.00
Lock to Lock Time	:	6.0
Steering Angle	:	17.3

D	Fifth Issue	GL	DM	DM	26/06/2025
C	Fourth Issue	GL	DM	DM	29/01/2025
B	Third Issue	GL	DM	DM	16/01/2025
A	Second Issue	GL	DM	DM	24/12/2024
-	First Issue	GL	DM	DM	20/12/2024
Rev.		Drn	Chk	App	Date

Drawing Status:

# FOR PLANNING NOT FOR CONSTRUCTION

***motion***

Guildford - Reading - London  
[www.motion.co.uk](http://www.motion.co.uk)

Client:  
A1 Roberts Properties

---

Project:  
**Barkham Road**

## Title: Swept Path Analysis Refuse Vehicle

---

Scale: 1:1000 (@ A3)

Drawing:

Revision:



**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.

**SDV**

Width : 1.80  
Track : 1.80  
Lock to Lock Time : 6.0  
Steering Angle : 37.8

**Drawing Status:**

**FOR PLANNING**  
NOT FOR CONSTRUCTION

**motion**  
Guildford - Reading - London  
[www.motion.co.uk](http://www.motion.co.uk)

**Client:**  
A1 Roberts Properties

**Project:**  
Barkham Road

**Title:**  
Swept Path Analysis  
Car

**Scale:** 1:200 (@ A3)  
**Drawing:** 2301002-TK003  
**Revision:** B



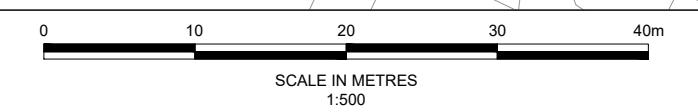
north

Path (um)



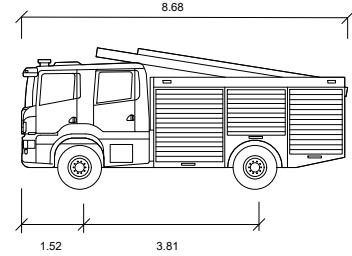
N  
W  
E  
S

Co Const & Ward Bay



Notes

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



DB32 Fire Appliance

meters

Width	:	2.18
Track	:	2.12
Lock to Lock Time	:	6.0
Steering Angle	:	38.7

C Updated Site Layout DR GL DM 26/06/2025

B Third Issue GL DM DM 29/01/2025

A Second Issue GL DM DM 24/12/2024

- First Issue GL DM DM 20/12/2024

Rev. Description Dm Chk App Date

Drawing Status:

**FOR PLANNING**  
NOT FOR CONSTRUCTION

**motion**  
Guildford - Reading - London  
[www.motion.co.uk](http://www.motion.co.uk)

Client:  
A1 Roberts Properties

Project:  
Barkham Road

Title:  
Swept Path Analysis  
Fire Appliance

Scale: 1:1000 (@ A3)

Drawing: 2301002-TK004

Revision: C