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Application Number: 251540

Full Application For The Proposed Erection Of 2no. Detached Residential Dwellings And Detached Carport On Land Rear Of 354 Barkham Road, Along With Associated Access, Landscaping And Parking.

354 Barkham Road, Barkham, Wokingham, RG41 4DE

This Highway Technical Note has been produced to support the above planning application and follows comments made by the Highway Officer in their formal response.

The Officer accepts that the development will be unlikely to have any significant impact on the local highway network. They also have no objections on the sustainable location of the development.

They recognise that the site is to be accessed via a private drive that runs along the southern boundary, which is also a Public Right of Way. As the private drive is 2.7m wide, the Officer has suggested that the initial 10.0m section of the private drive where it joins Barkham Road be widened to 4.1m to accommodate two-way traffic. Having had regard to this request, it is considered that the additional traffic that the development will generate, which is just 1 additional traffic movement in each of the peak periods does not warrant such a level of works and the associated environmental impact that the widening will have on the immediate area.

The private drive is unsurfaced, and traffic speeds are naturally low, however the Officer has requested that the level of visibility be increased from 2.0m by 15.0m in each direction to 2.0m by 25.0m. Drawing numbered NJC-001 is therefore included as **Appendix 1** to this Note which shows the level of visibility increased. At present there is no boundary treatment on this southern edge other than Heras Fencing to act as a temporary security feature. Any planning consent therefore granted can include a suitably worded condition that requires the visibility splays to be maintained clear of all obstructions 600mm above carriageway level in perpetuity. Adequate pedestrian intervisibility is also afforded by the increased level of vehicular visibility.

Swept Path tracking has been provided to demonstrate how a 4.98m long saloon can enter the parking spaces within the site, turn and exit in forward gear. This is included as **Appendix 2** to this Note.

Appendix 3 shows how a Transit Van sized delivery vehicle can enter the site turn and leave in forward gear.

The Highway Officer has suggested that on-site turning should be provided for a fire appliance, to show how it can reach to within 40m of the furthest point of the northern dwelling.

Given the small scale of this site, it is not necessary for the Fire Appliance to enter the site as in the case of an emergency, it will park within the private drive, which is well within the prescribed 40m distance, as required by the Building Regulations.

The comments relating to car parking have also been noted and the parking arrangements have been revised to address the Officers Comments.

Taking into account the additional information now submitted, it is considered that the highway implications of this minor application are now acceptable.

Nick Culhane May 2026

Appendix 1

Access and Visibility



Client



Project
RESIDENTIAL DEVELOPMENT ON LAND TO
THE REAR OF 354 BARKHAM ROAD

Drawing Title
ACCESS AND VISIBILITY

Drawing Status
FOR INFORMATION

Date APR 2025	Scale 1:100	Size A1
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Drawing No. NJC-001	Rev A
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Appendix 2

Swept Path Tracking – Large Cars



VEHICLE DETAILS:

4.98m CAR
Overall Length 4980mm
Overall Width 1793mm
Overall Body Height 1502mm
Min Body Ground Clearance 287mm
Track Width 1700mm
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 4950mm
Design speed 16kph for all Forward movements
Design speed 10kph for all Reverse movements

Green line shows body
Orange line shows axle/wheels

Client

 **Nick Culhane**
Highway Consultant

Project

RESIDENTIAL DEVELOPMENT ON LAND TO
THE REAR OF 354 BARKHAM ROAD

Drawing Title

SWEPT PATH TRACKING

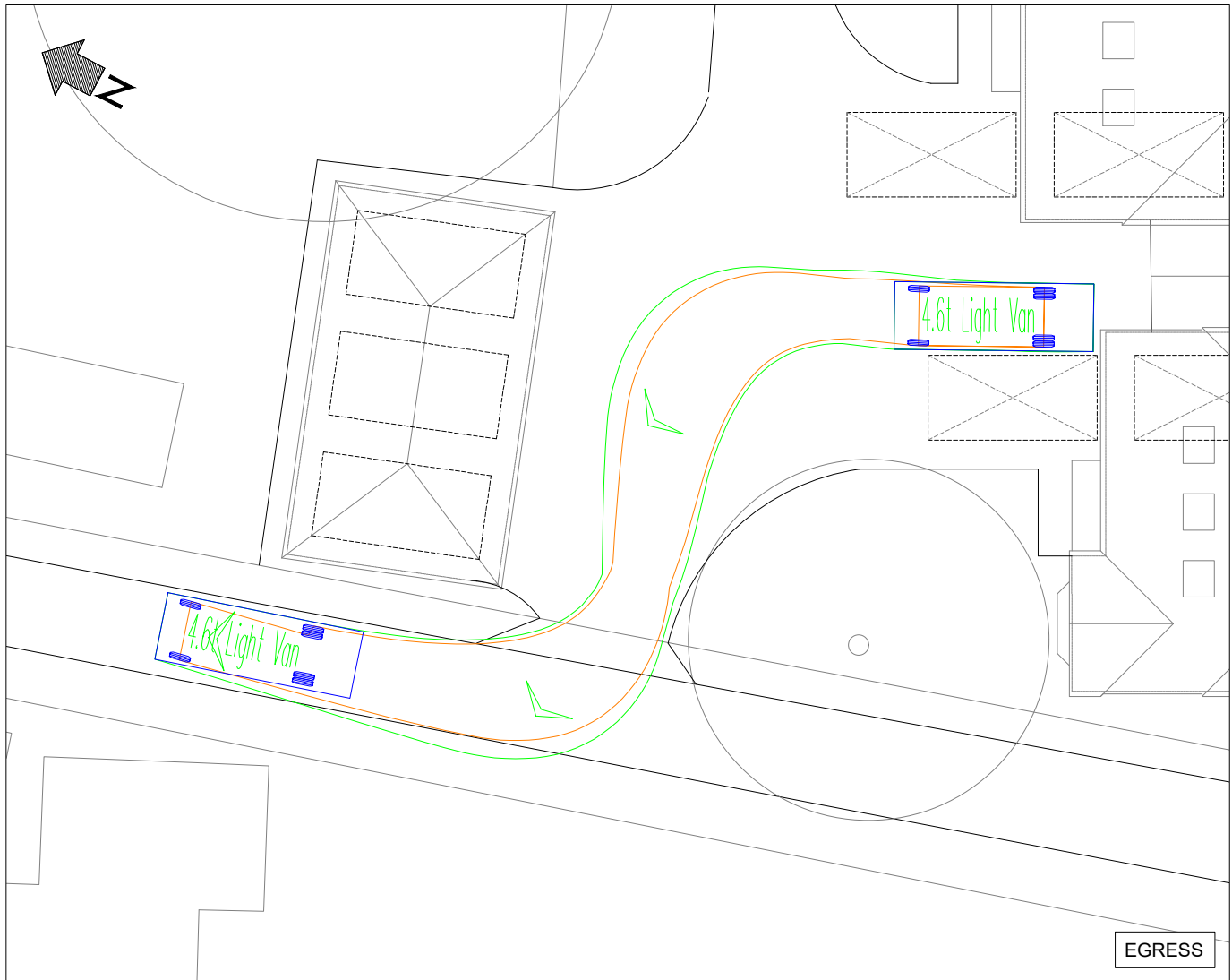
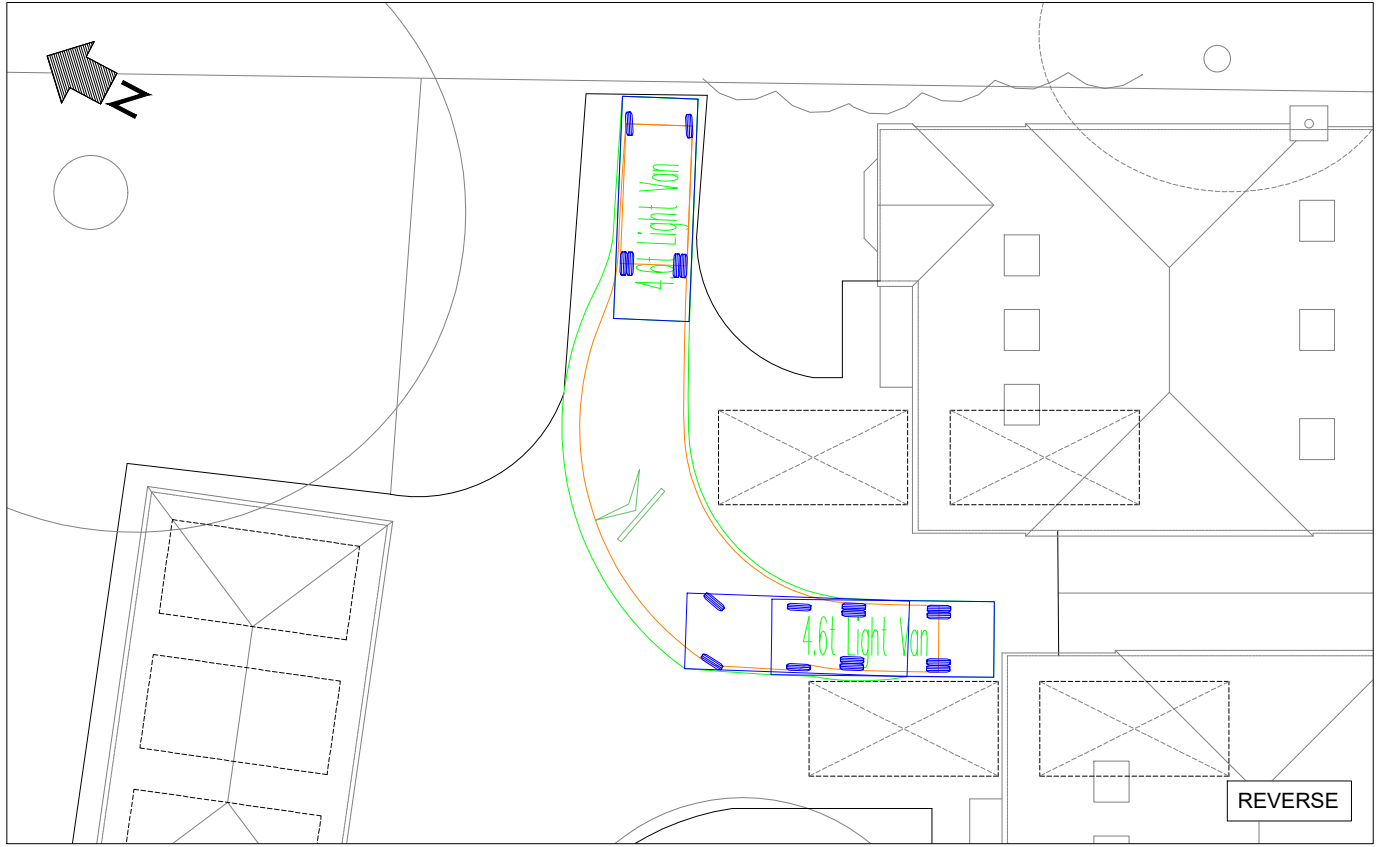
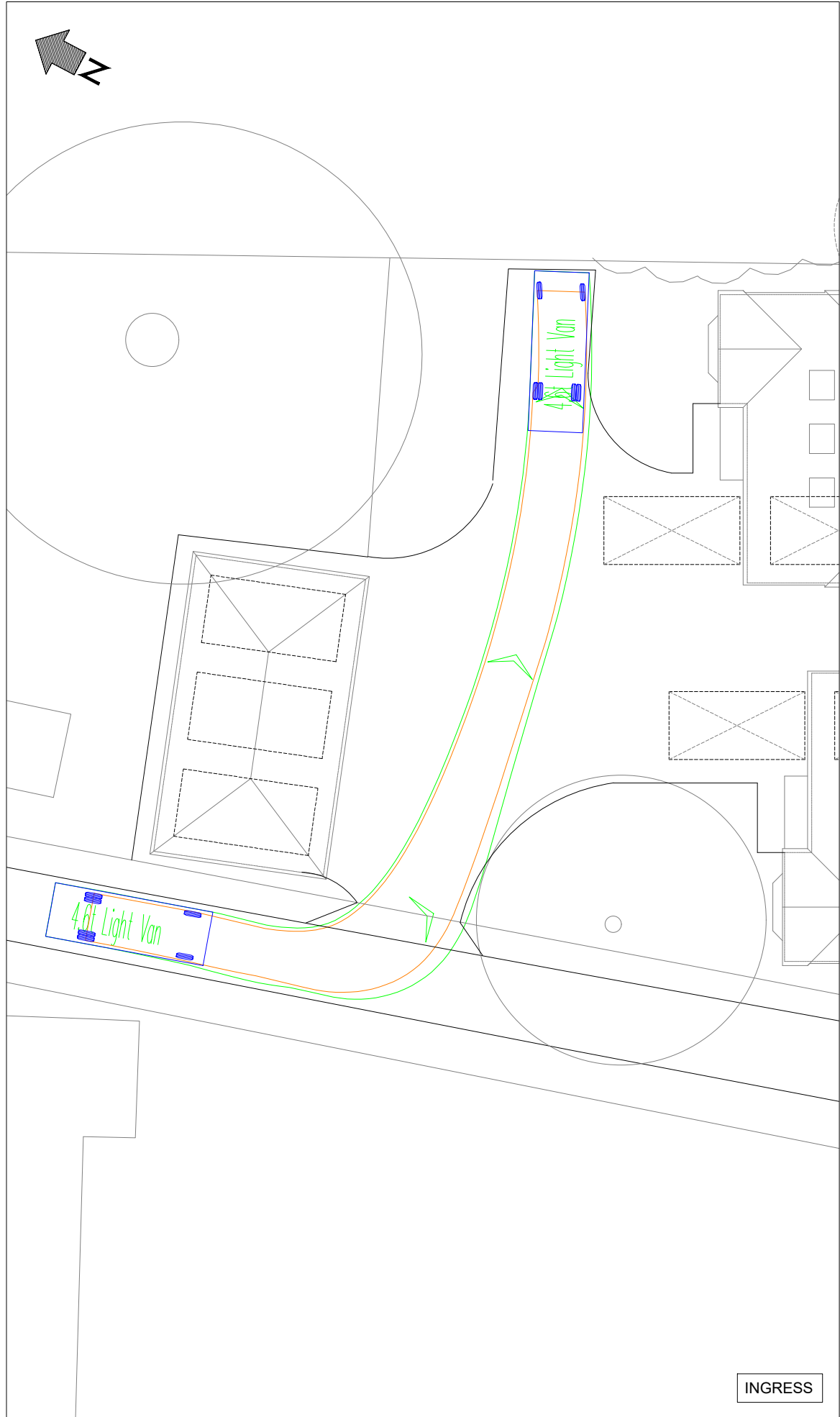
Drawing Status

FOR INFORMATION

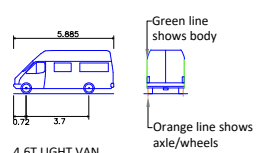
Date	Scale	Size
APR 2025	1:200	A1
Drawing No.	Rev	
NJC-002	A	

Appendix 3

Swept Path Tracking – Service Vehicle



VEHICLE DETAILS:



Overall Length	5.885m
Overall Width	2.000m
Overall Body Height	2.526m
Min Body Ground Clearance	0.298m
Track Width	1.765m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	6.000m

Design speed 16kph for all Forward movements
Design speed 10kph for all Reverse movements

Client



Project
RESIDENTIAL DEVELOPMENT ON LAND TO
THE REAR OF 354 BARKHAM ROAD

Drawing Title
SWEPT PATH TRACKING - DELIVERY VAN

Drawing Status
FOR INFORMATION

Date APR 2025	Scale 1:100	Size A1
Drawing No. NJC-003	Rev A	