



Highway Planning Ltd

Highways & Transportation Consultants

**WINKFIELD MEN'S CLUB,
CHAVEY DOWN ROAD,
BRACKNELL**

COUNTY HOMES THAMES VALLEY LTD

TRANSPORT STATEMENT

OCTOBER 2023

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1.0 INTRODUCTION

- 1.1 Highway Planning Ltd has been appointed by County Homes Thames Valley Ltd to provide highway advice in respect of the proposed redevelopment of the Winkfield Men's Club, Winkfield Row.
- 1.2 This report has been prepared in support of the development proposals described herein. It should not be reproduced in whole or in part, or relied upon by third parties, without the express written authority of Highway Planning Ltd.

2.0 SITE LOCATION AND PROPOSED DEVELOPMENT

- 2.1 The site is located on the west side of Chavey Down Road and 175m north of the crossroads junction of Chavey Down Road and Forest Road. The site comprises the former Winkfield Men's Club which is currently closed.
- 2.2 Chavey Down Road is classified as the B3017 and acts as a local distributor road between the B3022 Bracknell Road and the B3034 Forest Road. The road is called Winkfield Row from its junction with Bracknell Road south to the junction at the "Don Beni" restaurant. In the vicinity of the site Chavey Down Road is on a fairly straight and level alignment and is subject to a 20mph speed limit. A short distance to the north of the site frontage is a bifurcated with Winkfield Row
- 2.3 Chavey Down Road is a bus route for service 299 with the closest bus stop being 100m to the south of the site frontage. Roue 299 provides a



circular service to Tesco at Warfield on Monday, Wednesday and Friday.

- 2.4 The proposed development comprises the replacement of the existing buildings with 3 houses – 1 x 3 bed and 2 x 4 bed – with alterations to the existing access arrangements.

3.0 HIGHWAY AND TRANSPORTATION CONSIDERATIONS

- 3.1 The highway considerations for the proposed development relate to the following:

- Access arrangements
- Site specific issues

- 3.2 These issues will be considered in detail below.

Access arrangements

- 3.3 The existing site has a wide crossover that extends across the whole site frontage. The access leads to car parking to the front of the building and to the rear. Discussions with the highway department at the Council have revealed that the highway boundary is set back approximately 5m from the edge of the Chavey Down Road carriageway and in line with the front boundary for the adjoining properties.

- 3.4 The proposed site layout shows how the existing crossover will be regularised to provide an access to plot 1 and a bellmouth-style access to plots 2 & 3 at the rear of the site. Details of the construction of the access layout will be included within a future submission for a S184 licence but it is likely that the radius on the north side of the bellmouth will have full height kerbs (similar to the access for the development to



the north of the site) and the radius on the south side will be formed with dropped kerbs to allow access to plot 1.

- 3.5 The existing use of the site as a social club will generate significantly higher levels of vehicles during a day entering the highway via the wide crossover when compared to the proposed 3 houses. The vehicles parked at plot 1 will reverse into the highway in the same way that vehicles can do so at present. Vehicles generated by plots 2 & 3 will always enter the highway in a forward gear.
- 3.6 Visibility for drivers at the proposed access is very good due to the deep highway verge, and certainly in excess of the 2.4m x 25m required for a 20mph speed limit.

Site Specific Issues

- 3.7 The proposed site layout shows the provision of 2 parking spaces for plot 1 (3 bed) and 3 spaces each for plots 2 & 3 (2 x 4 beds). This complies with the requirements of the Council's Parking Standards SPD. As the development is less than 5 dwellings there is no requirement for additional visitor parking.
- 3.8 The car parking for each dwelling will include the provision of an EV charging point and this can be secured by a suitable planning condition.
- 3.9 Cycle storage for each dwelling is indicated within the rear garden areas of each plot. The adopted cycle parking standard is one space per bedroom and this level of storage will be provided.
- 3.10 The access road for plots 2 & 3 will terminate in a turning area that has been designed to accommodate the swept paths of a fire appliance and



a typical delivery vehicle. The swept paths are shown on drawing 21.79 – 001.

- 3.11 As the access road for plot 2 & 3 will serve only 2 dwellings it is not necessary to provide facilities for a refuse vehicle to enter the main body of the site. Refuse collections will continue to be from Chavey Down Road in the same manner as all other properties along this section of highway.

4.0 CONCLUSIONS

- 4.1 The site is in an accessible location and comprises a social club with an existing wide crossover to Chavey Down Road.
- 4.2 The proposed access arrangements will have suitable visibility splays and junction geometry to safely accommodate the traffic movements that will be generated.
- 4.3 The proposed site layout complies with the Council's requirements for access road design, turning facilities and car/cycle parking provision.
- 4.4 Overall, there are no highway related reasons why the development should not receive planning permission.



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DRAWING No. 21.79 - 001



FIRE APPLIANCE

7.5 TONNE BOX
VAN

REV	AMENDMENTS	DRAWN	CHKD	DATE

Job Title
WINKFIELD MEN'S CLUB, WINKFIELD ROW, BRACKNELL

Client
COUNTY HOMES THAMES VALLEY LTD

Drawing Title
SWEEP PATH PLOTS

Scale	Date	Designed	Drawn	Drawing No	Rev
1:250 @ A3	23 OCT 23	DFM	DFM	21.79 - 001	

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