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**Proposed Dwelling, New Access and Associated Parking
Land at Oxford Road, Tilehurst, Reading, Berkshire, RG31 6TH**

Introduction

This Highway Technical Note has been commissioned by Tim Pearce in support of a planning application submission to Reading Borough Council as Local Planning Authority (LPA) for the erection of a detached dwelling with associated access and parking on land to the north of Oxford Road, Tilehurst. The location of the site is shown below.



The site is located on the north eastern side of Oxford Road (A329) which has a wide two lane carriageway and benefits from a pedestrian footway on the north eastern (development) side. The road at this point is subject to a 30mph speed limit and street lighting is also present.

Opposite the site is a priority Junction with Carlisle Road, a residential access road whilst a pedestrian footway is also present from the junction of Carlisle Road to the south east.

Tilehurst Railway Station is located to the south east of the site and this is also served by a priority junction with the Oxford Road. An on-street cycle lane extends from the Railway Station junction south east to the Oxford Road / Rodway Road / Overdown Road Roundabout junction. The Oxford Road then extends further to the south east and passes through the centre of Reading. To the north and west, the A329 extends to Pangbourne.

A review of the accident history for this area has revealed that in the last 5 years there have been just two accidents that have resulted in injury, within the vicinity of the site.

On 3rd February 2023, a motorcyclist was in the process of turning right at the Oxford Road / Rodway Road / Overdown Road Roundabout junction when he was involved in an incident with a car proceeding normally along the road. No contact was made, but the motorcyclist suffered a slight injury from the incident.

On 14th February 2023, a car was in the process of turning right from the Station Car Park junction when the driver stuck a pedal cyclist travelling on the Oxford road, resulting in a slight injury to the cyclist.

Other than these isolated incidents, the highway network appears to be operating in a safe and efficient manner. Details of the accidents are included as [Appendix 1](#) to this Note.

Planning History

The site was subject to a planning application made under reference PL/15/0136 for an outline application with all matters reserved (with the exception of means of access and landscaping) for a residential development of 8 units.

The Highway Implications of the development were considered by the Highway Authority who said:

It is proposed to provide vehicular access from the A329 (Oxford Road) taking the form of a priority junction. In principle, this arrangement is acceptable as no alternative access is available on to a non-classified road and it is not possible to share access with the neighbouring Lippincote Court development.

However, the proposed access arrangements should conform to the following requirements;

- *The proposed access is 5.4m wide with a 1.5m wide footway leading into the site. This is acceptable; however, a road width of 4.8m would be satisfactory for the development.*
- *The junction radii for new access points on to classified roads are 6m and this should be demonstrated on the submitted plan.*
- *All new developments accessed from a classified road, should be provided with an adequate turning area to enable service vehicles including refuse vehicles to enter and leave the site in a forward gear. Details submitted do not demonstrate that this could be achieved within the submitted layout. Tracking drawings should be submitted to demonstrate that 10.2m long refuse vehicle can turn within the site.*
- *The proposed access should be provided with tactile crossing points for both pedestrians and cyclists.*

In summarising the Highway Implications of the Development, the LPA said:

This application is submitted in outline form with all matters reserved (with the exception of means of access and landscaping).

The proposed vehicular access from the A329 (Oxford Road), a main route into Reading, will take the form of a priority junction and would therefore need to comply with the Council's adopted Design Guidance for Residential Accesses on to Classified Roads. The Council's Transport Officer has assessed the proposals and considers in principle the access arrangement to be acceptable as no alternative access is available on to a non-classified road and it is not possible to share access with the neighbouring Lippincote Court development. However, the proposed access arrangements should conform to the requirements outlined within the Transport Officer's comments in para. 6.1.

Links to Sustainable Transport

The site is also located adjacent to Tilehurst Railway Station, which is served by stopping services between Reading and Oxford and semi-fast train services between Reading and London Paddington. In addition, Oxford Road is a primary bus route and therefore the site is considered to be highly sustainable in terms of the provision of means of transport.

It was therefore concluded that the development site was considered to be located within a highly sustainable location, whilst the access arrangements were also acceptable from a highway safety point of view.

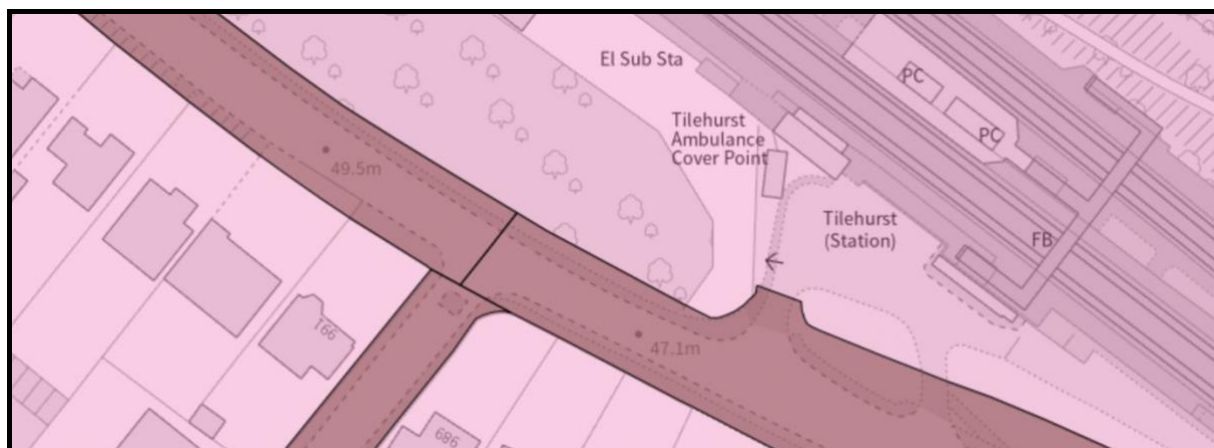
Whilst the application was refused consent for planning reasons, no highway concerns were raised.

Proposed Development

This application seeks planning consent for a single residential unit with associated access and parking. Access is to be taken directly from the A329 Oxford Road, which was previously considered to be acceptable for the much larger 8 dwelling scheme mentioned above.

Access and Visibility

In order to determine the extent of highway across the site frontage, Reading Borough Council were approached and provided the following details as to the limits of the adopted highway as shown on the extract below.



It is evident that the footway and verge beyond the footway is adopted as public highway, and this therefore allows suitable visibility splays to be provided at the proposed site access. The supplied Highway Plan and covering letter is included as [Appendix 2](#) to this Note.

Whilst Oxford Road at this point is subject to a 30mph speed limit; in order to determine the actual traffic volumes and speeds, a 7-day automatic traffic counter was installed on 12th July 2025. The table below gives a summary of the recorded traffic speeds and volumes whilst the survey data is included as [Appendix 3](#) to this Note.

Oxford Road (30mph)					
Traffic Volume		Average Speed (mph)		85 th Percentile Speed (mph)	
East Bound	West Bound	East Bound	West Bound	East Bound	West Bound
9738	9788	30.1	16	29.8	36.3

Advice on visibility requirements for new development is given within the documents Manual for Streets 1 and 2 (MfS).

MfS 2 advises in paragraph 7.7.6:

An X distance of 2.4m should normally be used in most built-up situations as this represents a reasonable maximum distance between the front of the car and the drivers eye.

Section 7.5 deals with Stopping Site Distances (SSD) and paragraph 7.5.7 gives the following advice:

The SSD values used in MfS are based on a perception-reaction time of 1.5 seconds and a deceleration rate of 0.45g.

Using these values, a visibility Y distance of 57m would be required to the west whilst a distance of 63m would be required to the east. Drawing numbered NJC-001 is included as [Appendix 4](#) to this Note which shows the location of the access together with visibility splays based on the recorded 85th percentile traffic speeds on this section of Oxford Road. These splays can be achieved either within the extent of the public highway, or within land under the control of the Applicant. Any planning consent granted can include a suitably worded condition that requires the splays to be kept clear of all obstructions measuring 600mm above carriageway level.

The access is to take the form of a simple footway crossing and this is demonstrated on drawing numbered NJC-002, included as [Appendix 5](#) to this Note. The drawing also demonstrates the ability of a car to leave the highway in forward gear, turn within the site and re-enter Oxford Road in forward gear.

Summary and Conclusion

This Highway Technical Note has been produced to support an application for a dwelling and new access on land at Oxford Road at Tilehurst.

A previous application for a residential development of 8 units with a new access onto Oxford Road was deemed to be acceptable from a highway point of view.

Based on recorded 85th percentile speeds, visibility at the new access can be achieved in accordance with advice contained within the documents Manual for Streets 1 and 2.

The access will take the form of a simple footway crossing and this will serve a parking and turning area to ensure that cars can enter the highway in forward gear.

This modest development is therefore deemed to be acceptable from a highway point of view.

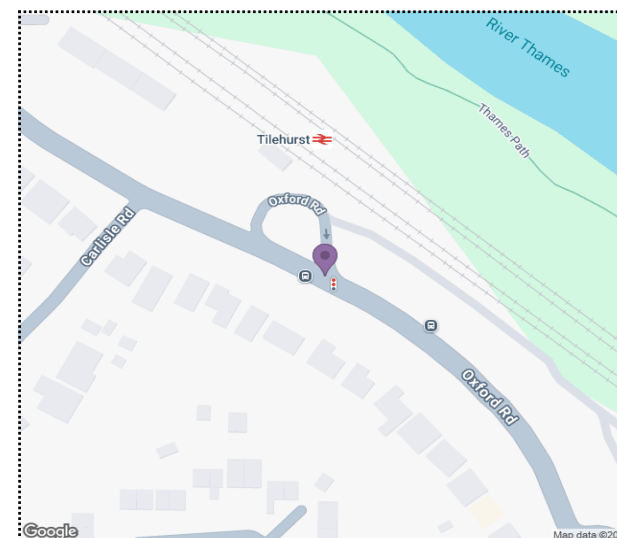
Appendix 1

Accident Data



Validated Data

Crash Date:	Tuesday, February 14, 2023	Time of Crash:	13:00:00	Crash Reference:	2023430077852
Highest Injury Severity:	Slight	Road Number:	A329	Casualties:	1
Highway Authority:	Reading			Vehicles:	2
Local Authority:	Reading			OS Grid Reference:	467500 175125
Weather Description:	Fine without high winds				
Road Surface Description:	Dry				
Speed Limit:	30				
Light Conditions:	Daylight: regardless of presence of streetlights				
Carriageway Hazards:	None				
Junction Detail:	Using private drive or entrance				
Junction Pedestrian Crossing:	Pelican, puffin, toucan or similar non-junction pedestrian light crossing				
Road Type:	Single carriageway				
Junction Control:	Give way or uncontrolled				



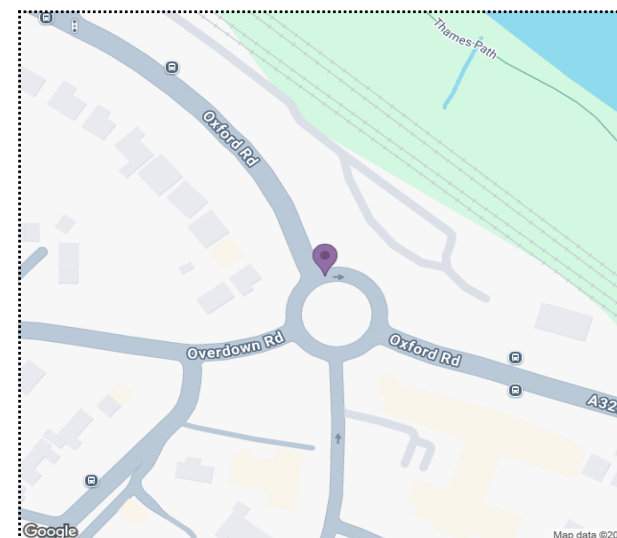
For more information about the data please visit: www.crashmap.co.uk/home/faq

To subscribe to unlimited reports using CrashMap Pro visit: www.crashmap.co.uk/home/premium_services



Validated Data

Crash Date:	Friday, February 3, 2023	Time of Crash:	11:30:00	Crash Reference:	2023430051947
Highest Injury Severity:	Slight	Road Number:	A329	Casualties:	1
Highway Authority:	Reading			Vehicles:	2
Local Authority:	Reading			OS Grid Reference:	467602 175018
Weather Description:	Fine without high winds				
Road Surface Description:	Dry				
Speed Limit:	30				
Light Conditions:	Daylight: regardless of presence of streetlights				
Carriageway Hazards:	None				
Junction Detail:	Roundabout				
Junction Pedestrian Crossing:	No physical crossing facility within 50 metres				
Road Type:	Roundabout				
Junction Control:	Give way or uncontrolled				



For more information about the data please visit: www.crashmap.co.uk/home/faq

To subscribe to unlimited reports using CrashMap Pro visit: www.crashmap.co.uk/home/premium_services



Validated Data

Crash Date:

Friday, February 3, 2023

Time of Crash: 11:30:00

Crash Reference: 2023430051947

Vehicles Involved

Vehicle Ref	Vehicle Type	Vehicle Age	Driver Gender	Driver Age Band	Vehicle Manoeuvre	First Point of Impact	Journey Purpose	Hit Object - On Carriageway	Hit Object - Off Carriageway
1	Car (excluding private hire cars 2005 onwards)	19	Female	66 - 75	Vehicle proceeding normally along the carriageway, not on a bend	Did not impact	Unknown	None	None
2	Motorcycle over 125cc and up to 500cc (2005 onwards)	25	Male	26 - 35	Vehicle is in the act of turning right	Front	Unknown	None	None

Casualties

Vehicle Ref	Casualty Ref	Injury Severity	Casualty Class	Gender	Age Band	Pedestrian Location	Pedestrian Movement
2	1	Slight	Driver or rider	Male	26 - 35	Unknown or other	Unknown or other

For more information about the data please visit: www.crashmap.co.uk/home/faq

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Validated Data

Crash Date:

Tuesday, February 14, 2023

Time of Crash: 13:00:00

Crash Reference: 2023430077852

Vehicles Involved

Vehicle Ref	Vehicle Type	Vehicle Age	Driver Gender	Driver Age Band	Vehicle Manoeuvre	First Point of Impact	Journey Purpose	Hit Object - On Carriageway	Hit Object - Off Carriageway
1	Pedal cycle	-1	Male	26 - 35	Vehicle proceeding normally along the carriageway, not on a bend	Nearside	Commuting to/from work	None	None
2	Car (excluding private hire cars 2005 onwards)	6	Female	Unknown	Vehicle is in the act of turning left	Offside	Unknown	None	None

Casualties

Vehicle Ref	Casualty Ref	Injury Severity	Casualty Class	Gender	Age Band	Pedestrian Location	Pedestrian Movement
1	1	Slight	Driver or rider	Male	26 - 35	Unknown or other	Unknown or other

For more information about the data please visit: www.crashmap.co.uk/home/faq

To subscribe to unlimited reports using CrashMap Pro visit: www.crashmap.co.uk/home/premium_services

Appendix 2

Extent of Public Highway

F.A.O Nick Culhane

Via Email

nick@nickculhane.co.uk

Your contact is: Neighbourhood Services

Dear Nick Culhane,

RE: A PIECE OF LAND, OXFORD ROAD, WEST OF THE TILEHURST STATION CAR PARK

The attached map shows the extent of the public highway, indicated in brown and areas of land that fall within 200m of Reading Borough Council and Wokingham Council highlighted in pink. I can confirm that Oxford Road, Carlisle Road and footpath fronting and verges up to the border with West Berkshire District Council form part of the public highway and, as such, the Highway Authority maintains them at public expense.

The area that you have outlined on your map, any rear or side accessways and any parking areas serving the property, do not form part of the public highway, and therefore, are not maintained at public expense by the Highway Authority. I recommend that you contact the district Land Registry Office for further details at Gloucester District Land Registry, Bruton Way, Gloucester, Gloucestershire, GL1 1DQ.

There are no Public Rights of Way abutting or crossing this site.

I confirm that no part of the property is subject to any actual or deemed dedication as highway land

As this property falls within 200 metres of the boundary between Reading Borough Council and Wokingham Council I recommend that you contact the latter to check that there are no schemes within their locality that they have not brought to our attention.

There is no information available regarding any future improvements or of developments (including bus stops) which may affect traffic flow around the land in question.

Reading Borough Council is committing to road and pavement/footway improvement work across the Borough, which will see up to a third of Reading's roads completely resurfaced over a 3-year period commencing October 2020. Further information can be found at:

Classification: OFFICIAL

www.reading.gov.uk/vehicles-roads-and-transport/roads-and-streets/residential-road-improvements/

Approved Traffic Schemes can be found on our website at:

www.reading.gov.uk/vehicles-roads-and-transport/transport-schemes-and-projects/

The majority of traffic schemes are approved by the Council's Traffic Management Sub-Committee which meets January, March, June, September and November every year. Agendas, reports, meeting minutes and video recordings are available on our website at:

<https://democracy.reading.gov.uk/ieListMeetings.aspx?Committeeld=170>

Information regarding Street Works and Road Works, noticed under the New Roads and Street Works Act 1991 and its codes of practice, is available at the following website:

<https://one.network/>

Thank you for your payment of the standard fee of £71.50 for the provision of this information and map.

Yours faithfully

Leandra Fisher
Neighbourhood Support Officer



Appendix 3

Traffic Survey Data

A329 Oxford Road Tilehurst

Produced by Streetwise Services Ltd.



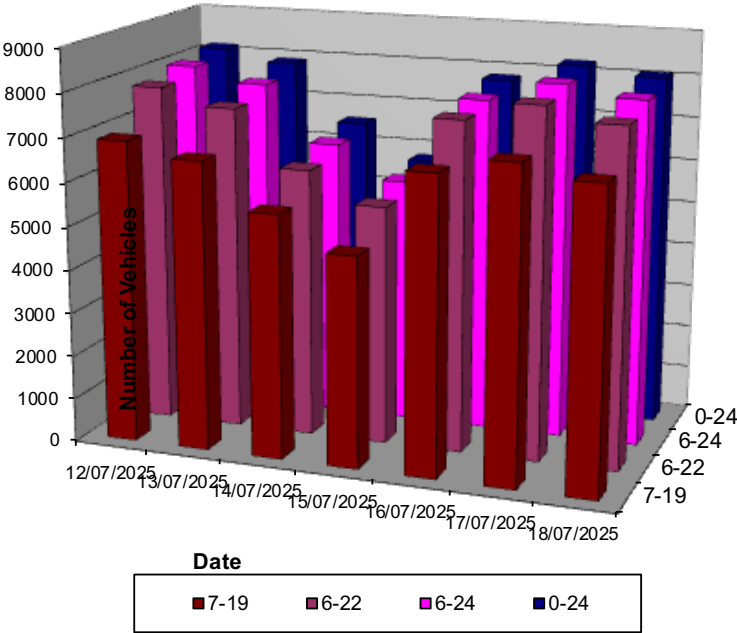
Channel 1 - Eastbound

Vehicle Flow

Week 1

Hr Ending	12/07/2025 Saturday	13/07/2025 Sunday	14/07/2025 Monday	15/07/2025 Tuesday	16/07/2025 Wednesday	17/07/2025 Thursday	18/07/2025 Friday	5 Day Ave	7 Day Ave
1	17	42	34	42	14	8	26	28	34
2	7	13	27	17	13	4	10	12	17
3	5	16	17	13	7	10	16	14	15
4	10	12	9	4	10	7	16	14	13
5	16	22	9	4	14	16	18	22	18
6	65	59	27	9	57	48	53	73	59
7	164	163	70	43	169	174	176	220	178
8	467	451	174	127	498	469	467	611	493
9	480	443	216	133	463	464	495	610	500
10	449	371	334	269	411	462	376	537	496
11	400	402	608	502	342	402	387	503	565
12	385	364	530	454	361	335	352	467	517
13	381	411	404	433	342	368	316	473	493
14	376	342	381	363	352	356	377	469	473
15	407	452	356	342	380	425	356	525	505
16	478	452	376	309	462	484	465	609	562
17	602	581	343	313	667	636	675	822	709
18	543	462	293	259	542	649	573	720	617
19	350	347	268	196	373	419	404	492	438
20	199	224	151	212	205	205	218	273	263
21	165	135	130	137	116	148	135	182	179
22	152	113	100	113	111	134	120	164	156
23	105	107	103	98	68	73	122	123	125
24	47	83	74	36	25	42	49	64	66
7-19	6912	6601	5569	4810	6750	7108	6817	8889	8277
6-22	7796	7426	6155	5465	7531	7968	7661	9979	9286
6-24	7994	7673	6385	5640	7651	8117	7884	10223	9535
0-24	8149	7884	6545	5754	7801	8237	8065	10435	9738

Vehicle Flow (Channel 1)



A329 Oxford Road Tilehurst

Produced by Streetwise Services Ltd.

65%



Channel 1 - Eastbound

Average Speed

Week 1

Hr Ending	12/07/2025 Saturday	13/07/2025 Sunday	14/07/2025 Monday	15/07/2025 Tuesday	16/07/2025 Wednesday	17/07/2025 Thursday	18/07/2025 Friday
1	33.2	32.7	34.2	34.0	33.5	32.6	32.9
2	36.0	33.9	32.2	32.1	32.4	29.8	30.6
3	34.6	33.2	32.0	33.4	31.5	32.9	32.7
4	32.3	34.1	31.7	33.5	32.0	30.8	33.4
5	31.8	29.3	30.4	35.4	34.0	33.5	29.6
6	31.7	33.7	31.4	29.9	33.4	33.2	33.2
7	31.4	31.6	32.6	31.5	32.0	30.9	31.2
8	30.6	30.5	31.6	31.1	30.2	31.1	30.2
9	29.7	29.3	31.1	31.4	30.1	29.6	29.6
10	29.3	29.0	29.3	29.5	29.2	29.1	29.0
11	28.7	28.4	29.0	29.3	29.0	28.9	28.3
12	28.7	29.3	29.0	29.0	29.1	28.7	29.0
13	29.3	29.8	29.6	29.1	28.7	29.3	29.1
14	29.6	29.1	30.2	30.2	29.2	29.4	29.4
15	29.6	29.4	30.2	30.2	29.4	29.1	29.3
16	30.2	29.6	30.2	31.0	30.0	29.8	29.3
17	30.3	30.5	29.7	29.7	29.3	29.6	29.4
18	31.4	30.9	30.6	30.3	30.8	29.9	30.5
19	31.0	31.4	31.1	31.9	30.8	31.1	30.5
20	31.3	31.4	31.2	31.7	32.2	31.4	29.3
21	32.4	32.3	31.7	31.1	31.7	32.4	32.7
22	31.4	31.1	31.2	31.7	32.2	31.2	32.5
23	31.3	30.5	31.6	31.2	31.0	32.4	32.3
24	31.1	32.3	30.8	32.6	32.6	31.8	32.8
	0.0	0.0	0.0	0.0	0.0	0.0	0.0
10-12	28.7	28.8	29.0	29.2	29.0	28.7	28.7
14-16	29.9	29.5	30.2	30.5	29.7	29.5	29.3
0-24	30.2	30.1	30.2	30.2	30.0	29.9	29.9

7 Day Ave 30.1

85th Percentile

Hr Ending	12/07/2025 Saturday	13/07/2025 Sunday	14/07/2025 Monday	15/07/2025 Tuesday	16/07/2025 Wednesday	17/07/2025 Thursday	18/07/2025 Friday
1	42.2	36.4	36.8	42.2	42.3	42.2	36.2
2	42.0	36.2	41.9	36.7	36.5	32.9	36.4
3	42.1	41.8	36.2	36.6	36.4	36.4	36.2
4	36.2	36.6	36.2	36.0	36.3	32.3	36.2
5	36.2	32.8	41.8	42.0	41.7	42.2	32.3
6	36.6	42.1	36.4	42.3	36.6	36.3	42.0
7	36.0	36.8	36.3	32.6	36.4	36.4	36.2
8	36.6	32.9	36.3	36.5	36.6	36.4	32.9
9	32.8	32.4	36.5	36.4	32.7	32.4	32.7
10	32.8	32.8	32.5	32.6	32.8	32.5	32.8
11	32.3	33.0	32.7	32.6	32.3	32.3	32.9
12	32.6	32.4	32.4	32.6	32.4	32.7	32.5
13	32.9	32.6	32.4	32.6	32.3	32.4	32.6
14	32.8	32.3	32.7	36.2	32.3	32.9	32.3
15	32.6	33.0	36.1	36.1	32.5	32.3	32.7
16	33.0	32.8	32.6	36.2	32.3	32.6	32.6
17	32.9	36.0	32.9	33.0	32.3	32.5	33.0
18	36.1	36.4	36.2	36.1	36.4	32.9	32.3
19	36.7	36.1	36.6	36.3	36.5	36.6	32.9
20	36.3	36.1	36.3	36.3	36.4	36.2	36.4
21	36.4	36.6	36.2	36.4	36.6	36.5	36.2
22	36.6	36.2	36.7	36.2	36.1	36.2	36.1
23	36.1	36.0	36.4	36.4	36.2	36.1	36.4
24	36.4	41.8	36.4	36.2	42.2	36.0	36.2
	0.0	0.0	0.0	0.0	0.0	0.0	0.0
10-12	32.6	32.6	32.6	32.7	32.6	32.5	33.0
14-16	32.5	32.5	36.1	36.4	32.6	32.8	32.3
0-24	36.4	32.9	36.4	36.2	32.3	32.5	32.3

7 Day Ave 34.1

A329 Oxford Road Tilehurst

Produced by Streetwise Services Ltd.



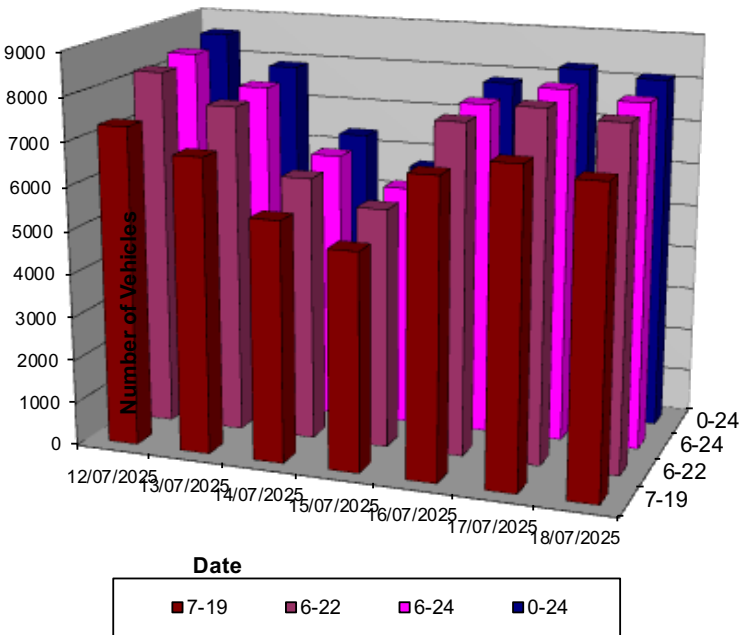
Channel 2 - Westbound

Vehicle Flow

Week 1

Hr Ending	12/07/2025 Saturday	13/07/2025 Sunday	14/07/2025 Monday	15/07/2025 Tuesday	16/07/2025 Wednesday	17/07/2025 Thursday	18/07/2025 Friday	5 Day Ave	7 Day Ave
1	9	16	20	25	0	9	9	11	16
2	4	12	14	14	8	4	4	8	11
3	9	8	9	10	3	8	7	9	10
4	16	20	7	3	8	12	13	18	14
5	26	22	7	7	22	8	30	28	22
6	96	74	55	23	95	86	92	115	97
7	255	212	88	55	268	260	283	332	264
8	637	540	153	91	571	694	607	793	612
9	590	551	221	150	620	663	638	796	638
10	460	385	293	263	403	415	381	531	483
11	390	376	346	352	369	360	361	483	474
12	382	390	380	335	296	330	365	459	460
13	381	381	426	390	286	373	303	448	472
14	393	386	412	381	403	354	364	494	500
15	462	429	467	417	450	426	433	572	573
16	469	423	464	449	433	489	481	597	596
17	640	534	511	471	554	528	553	730	704
18	546	495	369	315	556	569	540	704	630
19	285	324	205	233	278	306	308	390	360
20	202	189	143	166	169	181	181	239	228
21	155	135	100	100	108	122	100	161	152
22	86	69	85	68	60	81	101	103	102
23	82	62	79	42	44	55	53	77	77
24	31	39	38	18	12	18	29	33	34
7-19	7324	6777	5521	4999	6785	7159	6934	9095	8450
6-22	8230	7563	6062	5504	7571	7995	7799	10181	9420
6-24	8377	7695	6214	5582	7644	8090	7906	10325	9566
0-24	8585	7891	6358	5689	7820	8254	8107	10571	9788

Vehicle Flow (Channel 2)



A329 Oxford Road Tilehurst

Produced by Streetwise Services Ltd.

65%



Channel 2 - Westbound

Average Speed

Week 1

Hr Ending	12/07/2025 Saturday	13/07/2025 Sunday	14/07/2025 Monday	15/07/2025 Tuesday	16/07/2025 Wednesday	17/07/2025 Thursday	18/07/2025 Friday
1	36.1	33.3	30.7	32.5	-	31.7	35.4
2	25.8	33.2	35.9	31.3	32.0	30.7	38.2
3	29.1	35.0	28.7	38.5	33.7	31.5	37.7
4	31.3	29.7	41.0	39.3	36.3	32.3	35.8
5	33.3	32.0	37.4	34.1	34.6	30.4	35.2
6	32.6	33.5	33.3	33.2	33.9	34.4	32.4
7	30.9	32.4	32.8	33.5	32.4	31.9	31.5
8	28.3	30.1	33.2	33.0	29.4	28.3	29.3
9	28.4	28.9	30.6	32.2	28.9	29.1	28.7
10	29.0	28.9	28.9	30.4	29.5	29.4	28.8
11	28.6	29.3	28.9	28.7	28.9	28.4	28.9
12	28.6	28.5	28.7	29.6	29.0	29.2	29.5
13	28.6	29.0	29.6	29.5	28.1	29.1	30.1
14	30.0	28.5	30.1	28.9	28.9	29.7	28.7
15	28.6	28.5	29.6	29.5	28.5	28.9	28.3
16	28.9	30.1	29.2	30.7	29.4	30.0	28.9
17	29.1	29.9	29.8	30.0	28.7	30.0	29.3
18	30.4	30.2	31.5	31.0	29.4	29.2	29.4
19	30.8	30.2	30.5	31.9	30.3	30.6	31.0
20	30.5	31.7	30.9	32.4	31.5	31.8	29.8
21	30.9	30.1	31.2	31.9	32.0	32.2	33.1
22	31.9	31.7	31.5	29.9	32.9	30.9	31.5
23	32.4	32.1	31.9	32.5	31.4	32.4	32.8
24	34.6	33.3	34.2	35.8	31.0	36.4	31.4
	0.0	0.0	0.0	0.0	0.0	0.0	0.0
10-12	28.6	28.9	28.8	29.2	28.9	28.8	29.2
14-16	28.7	29.3	29.4	30.2	29.0	29.5	28.6
0-24	29.4	29.7	30.1	30.4	29.5	29.6	29.6

7 Day Ave 29.8

85th Percentile

Hr Ending	12/07/2025 Saturday	13/07/2025 Sunday	14/07/2025 Monday	15/07/2025 Tuesday	16/07/2025 Wednesday	17/07/2025 Thursday	18/07/2025 Friday
1	42.8	42.8	36.5	36.5	-	42.8	43.0
2	28.3	36.3	42.9	36.3	42.7	36.5	43.1
3	36.7	42.7	36.5	42.6	36.2	43.1	42.8
4	36.4	36.4	55.7	42.7	42.8	36.4	36.5
5	36.3	36.2	55.9	42.6	36.6	42.7	42.8
6	36.6	36.5	43.0	36.3	36.1	36.7	36.6
7	36.6	36.3	36.6	36.7	36.4	36.3	36.5
8	31.7	36.7	36.3	36.4	36.6	31.4	31.5
9	31.7	31.5	36.7	36.4	31.7	36.6	31.3
10	31.9	31.3	36.5	36.7	36.3	36.2	36.3
11	36.3	36.5	36.1	36.2	36.7	31.5	31.4
12	31.5	31.7	31.6	31.5	36.6	31.3	36.5
13	36.3	31.6	36.5	36.3	31.7	31.8	36.3
14	36.5	36.6	36.1	36.3	31.8	36.5	31.7
15	31.3	36.2	36.3	36.4	31.8	36.3	31.3
16	36.3	36.6	36.3	36.1	36.3	36.3	36.5
17	36.4	36.2	36.3	36.4	36.1	36.7	31.9
18	36.6	36.7	36.7	36.7	36.7	36.5	36.2
19	36.4	36.1	36.6	36.5	36.6	36.7	36.7
20	36.3	36.1	36.5	36.7	36.5	36.4	36.1
21	36.4	36.6	36.3	36.5	36.3	36.3	36.7
22	36.2	36.3	36.5	36.3	36.1	36.7	36.5
23	36.5	36.4	36.3	36.5	36.2	36.3	36.5
24	36.4	36.1	42.8	42.6	31.3	42.8	36.7
	0.0	0.0	0.0	0.0	0.0	0.0	0.0
10-12	31.7	31.3	31.5	36.6	36.4	31.3	31.6
14-16	36.7	36.2	36.7	36.5	36.3	36.3	36.2
0-24	36.3	36.1	36.1	36.4	36.1	36.1	36.7

7 Day Ave 36.3

Appendix 4

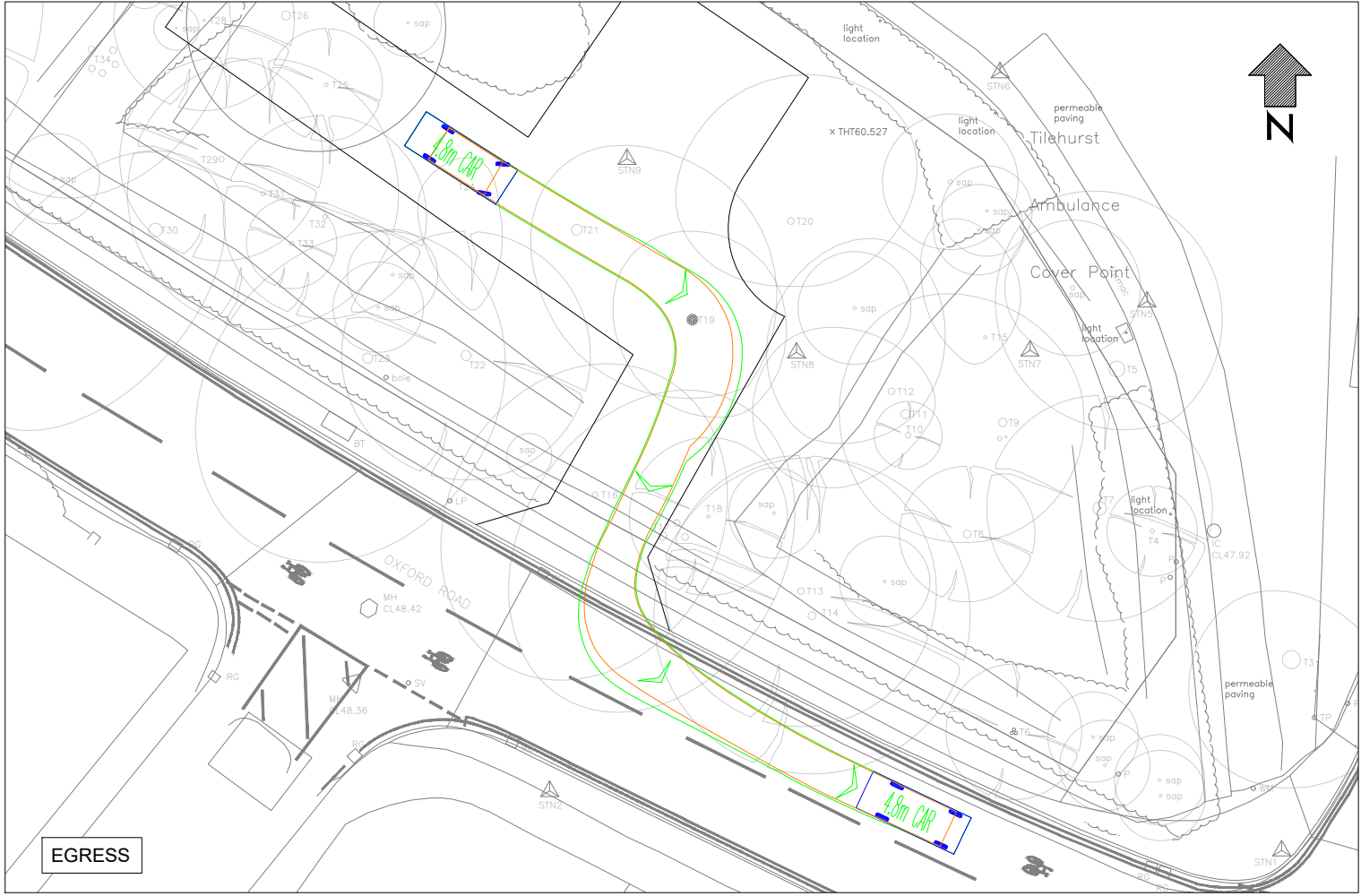
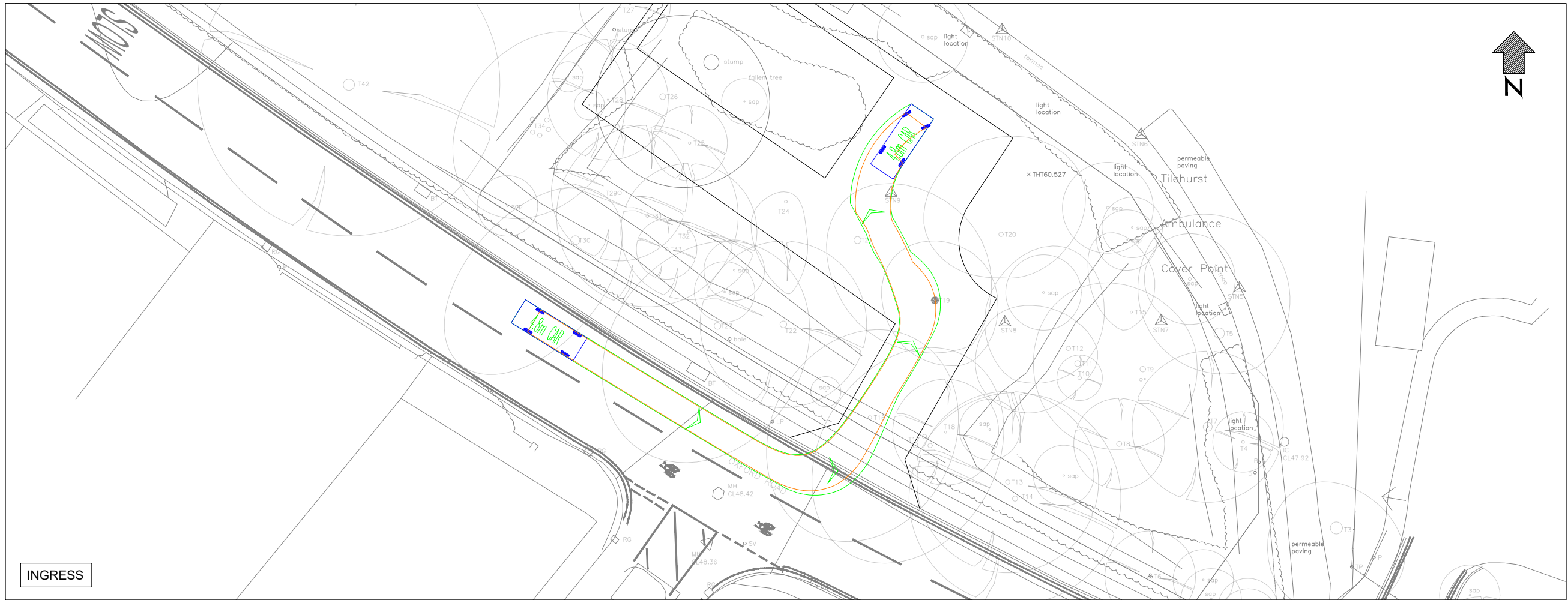
Access and Visibility



Client		
		
Project		
NEW DWELLING AT OXFORD ROAD		
Drawing Title		
ACCESS AND VISIBILITY		
Drawing Status		
FOR INFORMATION		
Date	Scale	Size
AUG 2025	1:200	A1
Drawing No.	Rev	
NJC-001	-	

Appendix 5

Access and Swept Path Tracking



VEHICLE DETAILS:

	Green line shows body
	Orange line shows axle/wheels

4.8m CAR
Overall Length 4800mm
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 10ph for all Reverse movements

Client

Nick Culhane
Highway Consultant

Project

NEW DWELLING AT OXFORD ROAD

Drawing Title

ACCESS AND TRACKING

Drawing Status

FOR INFORMATION

Date	Scale	Size
AUG 2025	1:150	A1
Drawing No.	Rev	
NJC-002	-	