

Date: 19 November 2024
Application: 242887



WOKINGHAM
BOROUGH COUNCIL

SDL Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear SDL Highways,

Full Planning Approval Consultation

Application Number: 242887

Applicant: N/A

Site Address: Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

Parish: Finchampstead

Grid Reference: Easting - 477049, Northing - 164499

Type of Development: Minor All other developments

Proposal: Full planning application for a permanent access from Sheerlands Road to serve the Hogwood Farm development.

Case Officer: Baldeep Pulahi

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 242887. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Gordon Adam Development Control		
Service	SDL Highways	App No:	242887
Address:	Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.		
Proposal:	Full planning application for a permanent access from Sheerlands Road to serve the Hogwood Farm development.		
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

1. This application concerns the change of the temporary access into a secondary access for Hogwood Parcels 4 and 5.
2. As part of the design of Parcels 4 and 5 there is no direct route to this access and highways anticipates that the use of the access would not be high.
3. The design of the access included a road narrow which will give priority to those entering the site and hence prevent queuing back onto Sheerlands Road. As part of the detail design, appropriate signing would need to be included. The detail design would be secured by planning condition.
4. Swept paths of a fire engine and large car have been submitted which is welcome.
5. Visibility splays have been provided. Those to the right are in line with the speed of Sheerlands Road. Whilst those to the left are far less than that required for the speed of the road but allows sight of the island. As most of the traffic would be from the rest of Sheerlands Road, highways accepts these splays.
6. A previous junction modelling for Sheerlands Road and Reading Road has been submitted. This showed that development traffic using this junction would not have an adverse impact on the operation of the junction.
7. In addition, as the total number of dwellings is now 20% less than that modelled, there would be no impact on the operation of this junction.
8. Highways would need to see a Road Safety Audit Stage 1 and Designer's comments be submitted.

Conditions & Reasons (if required)			
Date:	8 th January 2025	Signed:	Gordon Adam