

Date: 31 October 2024
Application: 242653



**WOKINGHAM
BOROUGH COUNCIL**

SDL Highways

Development Management &
Compliance

P.O. Box 157

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Berkshire, RG40 1BN

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Dear SDL Highways,

Full Planning Approval Consultation

Application Number: 242653

Applicant: C/O Agent

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

Parish: Finchampstead

Grid Reference: Easting - 477628, Northing - 164166

Type of Development: Major Dwellings (10+)

Proposal: Full application for the proposed erection of 48 residential dwellings with associated access, internal roads, parking, landscaping, drainage and cycle storage.

Case Officer: Nick Chancellor

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 242653. 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:	242653
Address:	Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.		
Proposal:	Full application for the proposed erection of 48 residential dwellings with associated access, internal roads, parking, landscaping, drainage and cycle storage.		
Type of Development:	Major Dwellings (10+)		
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

Comments in red concern additional information submitted to highways in March 2025

General

1. Highways welcomes that pre-application discussions have been undertaken.
2. A transport statement has been submitted in support of this application which is welcome.

Parking

3. It is welcome that a parking calculator has been submitted. This has been reviewed and is in line with the Borough standards.
4. It is proposed that there would be 96 allocated spaces, 11 visitor spaces, 11 unallocated spaces and 32 garages.
5. This proposed development removes 9 visitor parking spaces from the already approved Parcel 15 which is currently under construction. There was already an over provision of visitor spaces with that application. When both are considered, there is still an overprovision without taking account of the proposed parking for the sports fields which is subject of a separate RM application.
6. Highways would recommend the re-location of the tandem visitor space by plot 1057 and the redesign of this area of parking for more landscaping.

Whilst in the response it has been stated that this space has been removed it is still shown on drawing 1700PL Rev B. This drawing will need amending. It is welcome that the 2 visitor spaces in the north east corner of the site have been removed. The number of visitor spaces quoted on this drawing will also need to be amended.

7. An assessment has been carried out and that parking spaces appear to be 5m x 2.5m and parallel spaces are 6m x 3m which are acceptable.
8. It is proposed that garages would be 7m x 3m which is welcome.
9. There is ample space behind the spaces for safe manoeuvring.

Cycle Parking

10. It is proposed that cycle parking would be in rear gardens with direct access and in garages (7m x 3m) which is welcome.

Electric Vehicle Charging

11. It was stated that a review of reserved matters conditions for other parcels that the requirement for EVC will be secured by conditions.
12. Since then, the Borough standards have been amended and that EVC will need to be in line with Building Control Standards Approved Document S which states that all new dwellings would need access to a charging point.
13. Highways would need to see an agreement with this as well as a plan showing the EVC spaces. It has been agreed that all dwellings will have a charging point which is welcome. This information will need to be shown on the parking plan.

Trip generation

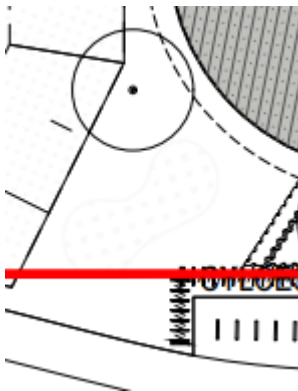
14. The Borough's approved trip rates have been used to assess the level of trip generation.
15. The level of two way generated would be 28 and 25 in the AM and PM Peak respectively. This would not have an adverse impact on the wider highway network.

Access

16. It is proposed that the access into this development would be in the same location as that for the sports fields and the allotments that was approved as part of the approval for parcel R15 which is welcome.
17. However, highways is concerned with the length of straight road extended from Redwing Road and would recommend that the 4-arm junction is investigated to ensure priority for certain movements. It is proposed that there will be giveaway marking for the east west movements on Redwing Road which is welcome and will need to be included in the detailed design.
18. As part of this development, it is proposed that there would be the access into the allotments and the parking area for the sports fields which are subject of another application. These are acceptable

Pedestrians

19. It is proposed that there are 2m pavements in front of the dwellings which is welcome.
20. However, highways would have expected to see crossing points with dropped kerbs and tactile paving. There appears to be no crossing point at the main access into the site.
21. With reference to the sports fields, highways would have expected to see a more direct pedestrian access from this development. A suggested location could be shown below, this would need looking at. **A direct pedestrian link is proposed which is welcome and ties in with what has been proposed in the sports pitch application.**



Site Roads

22. The width of the main access route would be 6.1m which aligns with Redwing Road. There will also be 2m wide pavements on both sides with a grass verge which is welcome.
23. No mention has been made on whether or not the roads would be offered up for adoption or not. This will need to be provided. **It is proposed that the site roads will be offered for adoption which is welcome.**
24. Highways would have expected to see an adoption plan. **An adoption plan has been submitted which is welcome.**
25. Whatever the case the roads would need to be built to adoptable standards with 2m pavements (including service margins) for the utilities. There would need to be limited crossing of the roads with utilities.
26. If the site roads are to be adopted, these would need to be delivered through s38 agreement with the Borough. The Borough would also require agreement on inspection fees and commuted sums. The adoption plans, fees and commuted sums would need to be included in the s106 agreement. **No further comments**
27. If the site roads are to remain private, this would also need to be included in the s106 agreement, including details of the management company set up to look after the maintenance of the roads, the Borough's inspection fee and the APC Bond. **An adoption plan has been submitted which is welcome, the S38 would need to be entered into prior to commencement.**

Swept Paths

- 28. Swept paths for a refuse vehicle and fire tender with the approved dimensions have been submitted which is welcome.
- 29. Swept paths of a refuse vehicle and car have been submitted and for the side roads these are tight and would need looking at. **These have been re-submitted at a better scale and are acceptable.**

Visibility Splays

- 30. Visibility splays for the junctions in the site have been submitted and these are in line with the design speed of these roads which is welcome.
- 31. Forward visibility splays have been submitted which is welcome. However, these appear to go over private gardens which would not be acceptable. **These have been re-submitted at a better scale and are acceptable.**

Service Margins

- 32. As there are 2m wide pavements in front of the dwellings which will need to be used for service margins.

Lighting

- 33. No information on lighting has been submitted and is required. **Highways is content for this to be included in the highway construction details planning condition.**

Servicing

- 34. A refuse plan has been submitted which shows that carrying distance for refuse is with the distances set out in Manual for Streets which is welcome.

Framework Construction Management Plan

- 35. As this is a Full Application, highways would have expected a framework Construction Method Statement to have been submitted. One was not and is required to be submitted. **Highways is content to secure this through a planning condition.**

S106 Contributions

- 36. Myjourney contribution of £614 per dwelling.
- 37. Bus contribution of £914 per house towards Arborfield Bus Strategy and Bus route 3.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	31 st March 2025	Signed:	Gordon Adam
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