

Date: 23 September 2025
Application: 251816



**WOKINGHAM
BOROUGH COUNCIL**

SDL Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear SDL Highways,

Approval of Reserved Matters Consultation

Application Number: 251816

Applicant: C/O Agent

Site Address: Parcel S, Buttenshaw Avenue, Arborfield

Parish: Invalid code

Grid Reference: Easting - 476997, Northing - 165716

Type of Development: Minor Dwellings (1-9)

Proposal: Application for the approval of reserved matters pursuant to outline planning consent O/2014/2280 (dated 02/04/2015). The Reserved Matters comprise details of the erection of 4 detached dwellings together with an associated internal access road, parking and landscaping. Details of access, appearance, landscaping, layout and scale to be considered.

Case Officer: Adriana González

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 251816. 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 requested from the case officer.

Your observations are required in respect of this application by **15 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Ben Amey Principal Highways Management Officer		
Service	SDL Highways	App No:	251816
Address:	Parcel S, Buttenshaw Avenue, Arborfield.		
Proposal:	Application for the approval of reserved matters pursuant to outline planning consent O/2014/2280 (dated 02/04/2015). The Reserved Matters comprise details of the erection of 4 detached dwellings together with an associated internal access road, parking and landscaping. Details of access, appearance, landscaping, layout and scale to be considered.		
Type of Development:	Minor Dwellings (1-9)		
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**
- ☐ No objection subject to amendments and further information **stated below**

Comments On Proposal

The Local Highways Authority provide final transport comments below in **green** in response to application no. 251816 for 4 dwellings.

The LHA were most recently consulted on 23/12/2025 in response to plans and an amended Transport Assessment dated 01/12/25 and 03/12/25 (TA-Rev-B).

This follows an initial consultation response provided on 30th September 2025. Amended plans were submitted 31st October and additional feedback provided on 31st October.

Vehicle Access / Refuse Collection / Deliveries and Servicing

1. The LHA require the submission of further details regarding vehicle access, particularly relating to Refuse Vehicles, Emergency Access and Delivery Vehicles.

2. The LHA require the applicant to confirm the refuse collection strategy for the site. The TA provides swept paths for a large refuse vehicle (11.347m long), however the access will not be adopted highway constructed to adoptable standards which can take the weight of a 40-tonne refuse vehicle. Collection will need to be undertaken by a private refuse collector and the developer is required to commit to instructing a private refuse collection company. The Wokingham Living Streets Guidance (2019) states that: *'It is not common practice for refuse vehicles to access private roads and developers should thus provide suitable bin storage facilities desirably within 10 metres of the adopted highway'*.
 - a. **Following further discussions, it is agreed that the applicant will construct the site access road to an adoptable standard. The waste collection team have confirmed that this will allow WBC to collect refuse from the site.**
3. The LHA also require that swept paths are submitted which demonstrate there is suitable turning space for delivery vans on site. The swept paths should be completed for a Mercedes Sprinter (6.96m long) and a Luton Box Van (3.5T). This is to ensure the site can accommodate vans associated with removals, food deliveries and online shopping.
 - a. **The LHA are satisfied that revised drawings have been submitted which demonstrate suitable turning space within the site for a 7.5 tonne box van.**
4. The LHA also require submission of a plan which shows the drag distances between the nearest point a refuse vehicle can stop and the bin storage points. The Wokingham Living Streets Guidance (2019) advises that the maximum drag distances are 25 metres for standard collections.
 - a. **The LHA accept the proposed drag distances.**
5. Update of the fire tender swept paths to demonstrate the fire tender can reach within 45m of each dwelling. The Manual for Streets and Building Regulations advises that: *'There should be vehicle access for a pump appliance within 45m of every dwelling entrance for flats/maisonettes and fire service vehicles should not have to reverse more than 20m'*. The dwellings are located c.140 – 180m from the nearest section of public highway (Princess Marina Drive).
 - a. **The LHA are satisfied with the revised swept path drawings which demonstrate that a Fire Tender is able to ingress/egress the site and stop within 45m of the proposed dwellings.**
6. These details are required for the site to be considered compliant with the NPPF Paragraph 117 which requires that applications for development: *'Allow for the efficient delivery of goods and access by service and emergency vehicles'*.

Car Parking

7. The LHA are satisfied with the number of car parking spaces available for residents. The proposed site plan displays two car parking spaces per dwelling which measure 5.0m x 2.5m. The proposed garages for each dwelling may also be considered as useable car parking spaces given they measure 5.96m x 5.96m with a door opening c2.4m wide which will accommodate a modern car.

Electric Vehicle Charging Points

8. Confirmation is required that an active EV Charging Point will be provided for each dwelling as per the requirements of the Building Regulations and the NPPF Paragraph 117 which requires that applications for development '*Be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations*'.

a. The LHA are satisfied that the revised TA confirms that one active EV Charging point per dwelling will be provided as per part S of the Building Regulations.

Cycle Storage

9. The proposed garages measure 5.96m x 5.96m and therefore the proposed garages can be counted/considered large enough for parking of 1 car and use as cycle storage for each dwelling. The WBC Parking Standards state that garages can be considered large enough for both cycle and car storage where the garage measures 7m x 3m.

Conditions and Informatives

Highway Construction Details

CH9: Prior to the commencement of development, full details of the construction of roads and footways, including levels, widths, construction materials, depths of construction, surface water drainage and lighting shall be submitted to and approved in writing by the local planning authority. The site access road shall be constructed to an adoptable standard between

The roads and footways shall be constructed in accordance with the approved details to road base level before the development is occupied and the final wearing course will be provided within 3 months of occupation, unless otherwise agreed in writing by the local planning authority.

RH9: To ensure that roads and footpaths are constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6.

Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) The parking of vehicles of site operatives and visitors,
- ii) Loading and unloading of plant and materials,
- iii) Storage of plant and materials used in constructing the development,
- iv) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- v) Wheel washing facilities,
- vi) Measures to control the emission of dust and dirt during construction,
- vii) A scheme for recycling/disposing of waste resulting from demolition and construction works.

RH8: In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.

Car Parking

CF4: No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

Electric Vehicle Charging

Prior to commencement of development, details of on-site infrastructure and specification for the *active* Electric Vehicle Charging point (1 per dwelling) indicated on the approved drawing shall be submitted and approved in writing by the LPA. The EVC point(s) shall be installed in accordance with the approved drawing and shall be permanently retained and made available for the purpose of charging a vehicle, unless agreed otherwise, in writing, by the LPA.

Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies

CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07 and Appendix 2 and the Council's Parking Standards Study Report (2011).

Cycle Parking

GC1: No building shall be occupied until secure and covered parking for cycles has been provided within the garages, in accordance with the approved drawing(s)/details. The cycle parking/ storage shall be permanently so-retained for the parking of bicycles and used for no other purpose.

In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07

Informatives

Any incidental works affecting the adjoining highway shall be approved by, and a licence obtained from, the Highways Inspector, Highway Assets, Wokingham Borough Council, Shute End, Wokingham, RG40 1WL, telephone number 0118 9746000, before any development is commenced.

Date:	03.02.26	Signed:	Ben Amey
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