

Date: 25 March 2026
Application: 260289



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Discharge of condition Consultation

Application Number: 260289

Applicant: Mr Joe Brown

Site Address: Land East Of Longwater Road, Finchampstead, Longwater Road, Wokingham, RG40 3TS

Parish: Finchampstead

Grid Reference: Easting - 479639, Northing - 162697

Type of Development:

Proposal: Application for submission of details to comply with Conditions 3 (Levels), 7 (Parking), 9 (Access) and 11 (Highways Construction Details) of planning permission 241567 dated 29-09-2025

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 260289. 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 **4 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	BA		
Service	WBC Highways	App No:	260289
Address:	Land East Of Longwater Road, Finchampstead, Longwater Road, Wokingham, RG40 3TS.		
Proposal:	Application for submission of details to comply with Conditions 3 (Levels), 7 (Parking), 9 (Access) and 11 (Highways Construction Details) of planning permission 241567 dated 29-09-2025		
Type of Development:			
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

The submission details seek compliance with Conditions 3 (Levels), 7 (Parking), 9 (Access) and 11 (Highways Construction Details). Highways will provide a comment on Conditions 7, 9 and 11 only.

Condition 7: Parking

Condition 7: Parking (to be approved) – Notwithstanding the details submitted, no development shall commence above foundation level until details of parking shall be submitted to and approved in writing by the local planning authority, details of off-street parking space within the site. The development shall not be occupied until the parking space so-approved has been provided in full accordance with the approved details. The parking space shall thereafter be retained in accordance with the approved details and shall remain available for the parking of vehicles at all times.

GUI002-PRO-ZZ-ZZ-DR-A-91-011 - P01 - House Type Reference Plan provides detail on the parking provision. Each dwelling is shown to have two car parking spaces, with an additional nine visitor car parking spaces.

WBC Highways' response to 241567 was largely in favour of the parking arrangement shown in Drawing PP01-B, which is reflected in the submitted House

Type Reference Plan submitted for this application (260289). One outstanding comment made was as follows:

“Highways are concerned that the parking spaces for plots 1, 2 and 3 require the neighbouring parking spaces to be used for manoeuvring. This will need looking at. Highways is content for details of parking to be secured through a planning condition.”

It appears that no change has been made to this arrangement. The applicant should provide a revision to this arrangement or demonstrate there is sufficient space through swept path analysis of a large saloon car.

17.06.2026: The LHA are now satisfied with the revised swept paths and for Condition 7 to be discharged. Swept paths have been shown on drawing no. GUI003-TUL-XX-00-DR-C-95-325_P01 dated 08.05.2026. These swept paths show that a large car is able to ingress/egress the parking spaces for Plots 1, 2 and 3.

Condition 9: Access

Condition 9: Access - Prior to commencement of the development, there shall be submitted to and approved in writing by the local planning authority, details of the proposed vehicular access on to Longwater Road to include visibility splays of 43m x 2.4m. The access shall be formed as so approved, and the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height prior to the occupation of the development. The access shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times.

The applicant has provided GUI003-TUL-XX-00-DR-C-95-800_Section 278 - Longwater Road_P01 to address this condition. The plan provides detail on the access, but it does not appear to indicate visibility splays of 43m x 2.4m, as requested. The required visibility splays should be indicated on a revised plan.

17.06.2026: The LHA are satisfied with the discharge of Condition 9. A suitable visibility splay has now been shown from the proposed site access junction which meets the standards set out in the Manual for Streets. The splay is shown on Drawing No. GUI003-TUL-XX-00-DR-C-95-800-P03 dated 08.05.2026.

Condition 11: Highways Construction Details

17.06.2026: Condition 11 can be discharged. WBC Engineers for Highways Adoption have confirmed that they are satisfied with the details submitted for highway construction.

Date:	17.06.26	Signed:	BA
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