**Date:** 20 March 2025
**Application:** 250632

WBC Highways

WOKINGHAM BOROUGH COUNCIL

Development Management & Compliance
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1BN
Tel: (0118) 974 6000
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Dear WBC Highways,

**Outline Planning Approval Consultation**
**Application Number:** 250632
**Applicant:** Mr & Mrs D Drew
**Site Address:** Land North Of The Vale, Forest Road, Wokingham, RG40 5QY
**Parish:** Invalid code
**Grid Reference:** Easting - 481139, Northing - 171119
**Type of Development:** Minor Dwellings (1-9)
**Proposal:** Outline application for the proposed erection of 1 no. dwelling and associated works.
**Case Officer:** Marcus Watts

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 250632. 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

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# M E M O R A N D U M

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|---|---|---|---|
| **From:** | JP | | |
| **Service** | WBC Highways | **App No:** | 250632 |
| **Address:** | Land North Of The Vale, Forest Road, Wokingham, RG40 5QY. | | |
| **Proposal:** | Outline application for the proposed erection of 1 no. dwelling and associated works. | | |
| **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**
☒ Objection due to the reason(s) **stated below**

**Comments On Proposal**

**General**
The Highways understand this proposal is an outline application for new dwelling erection with all highway matters reserved. The site is accessed via the shared private drive off Forest Road.

The traffic generated from one new dwelling is unlikely to have significant impacts on the wider highway network.

**Sustainability**
As stated in Paragraph 4.20, the closest day-to-day local facilities are located circa 2 miles from the site. There are limited local facilities within acceptable walking distance from the site, making the site an unsustainable location nor is there any bus service within acceptable walking distance, making car the main mode for this development.

Meanwhile, Forest Road is subject to national speed limit. There is no street lighting and existing pedestrian or cycling network along the site frontage to provide safe and attractive environment for considering sustainable travel modes.

The Highways cannot support this proposal due to unsustainable location. However, if this proposal would be approved, the required details in reserved matters stage are listed below.

**Access**

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The existing private drive off Forest Road will be utilised.

In this outline application, the applicant is required to demonstrate the manoeuvring of a fire tender vehicle entering and leaving the site access in forward gear to within 40m reach to the furthest point of the dwelling. The council has adopted the following dimensions for fire tenders:

| DB32 Fire Appliance | |
|---|---|
| Overall Length | 8.680m |
| Overall Width | 2.180m |
| Overall Body Height | 3.452m |
| Min Body Ground Clearance | 0.337m |
| Max Track Width | 2.121m |
| Lock to Lock Time | 6.00s |
| Kerb to Kerb Turning Radius | 7.910m |

Other details of the access and turning area shall be provided in the reserve matters stage.

Meanwhile, the application shall be reminded that all independent residential properties will require independent access and parking, the proposed arrangement will block the access of the rear plot.

**Parking**
Parking provisions is expected to be assessed in accordance with the WBC Parking Standards. The applicant is expected to provide the total numbers of habitable rooms in form of floor plan of all floors of the dwelling for Highways to determine the sufficiency of the proposed parking.

Each parking space shall have minimum dimensions of 5.0m x 2.5m. If garage will be proposed, the WBC minimum sizes of a single garage for parking are 6m x 3m. Those details shall be provided in the reserved matters stage.

**EV Charging Points**
Each new dwelling will be expected to provide a minimum of one EV Charging Point under the latest Building Regulations (Approved Document S). This shall be indicated on a plan.

**Cycle Provisions**
According to the WBC Parking Standards, one cycle parking allocation will be required per dwelling for three or less habitable rooms, two will be required for dwelling with 4-5 habitable rooms and three will be required for dwelling with 6+ habitable rooms.

The applicant shall indicate direct access to the rear garden, cycle store or garage of suitable sizes for cycle storage on the plan. If the garages will be used to

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accommodate both the cars and cycles, the sizes of each garage space shall be increased to 7m x 3m.

**Refuse Collection Strategy**
The applicant states that servicing will be undertaken in conjunction with that for the existing dwellings at Harp Farm, Cherry Trees and The Vale.

As the proposed development will be accessed through the existing private drive, the applicant shall clarify if the refuse collection included as part of the servicing mentioned.

**Conclusion**
The Highways cannot support the proposal due to unsustainable location.

| **Conditions & Reasons (if required)** | | | |
|---|---|---|---|
| | | | |
| **Date:** | 21/3/2025 | **Signed:** | JP |

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