

Date: 12 August 2026
Application: 261866



**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,

Full Planning Approval Consultation

Application Number: 261866

Applicant: Mr and Mrs Nasser

Site Address: Warren Crest Farm, Wick Hill Lane, Finchampstead, Wokingham, RG40 3PY

Parish: Finchampstead

Grid Reference: Easting - 479777, Northing - 164095

Type of Development: Minor All other developments

Proposal: Full application for the proposed improvement of the existing highway access.

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 261866. 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 **3 September 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	261866
Address:	Warren Crest Farm, Wick Hill Lane, Finchampstead, Wokingham, RG40 3PY.		
Proposal:	Full application for the proposed improvement of the existing highway access.		
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

General

The applicant intends to propose a new access connecting with the public highway at the junction of Jubilee Road / Wick Hill Lane to form a crossroad. The proposed access has been approved in principle under consent 242129, but excluding the new track from application red line.

Subject to the following comments have been addressed, the LHA will recommend the same conditions and informatives to be secured.

Detailed Designs

The applicant has included a Stage 2 Road Safety Audit (RSA) (dated 12 March 2026) and S.278 Highway Works Engineering Layout (8250668/4300 Rev A6).

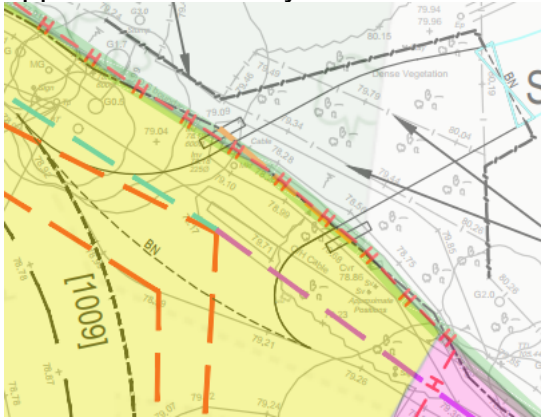
While the Highways Authority welcomes additional details to be submitted, these documents have to be reviewed by Highways Agreements team, and separate application for technical acceptance is required beyond the planning application process. This will be secured via planning condition and informative.

According to the Appendix A of TSM Chapter 4, the siting distance of warning signs for the observed 85th percentile speeds shall be 45-110m, so that the siting distance is acceptable in principle. However, further comments have been provided regarding the position of signs, which is expanded in the next section.

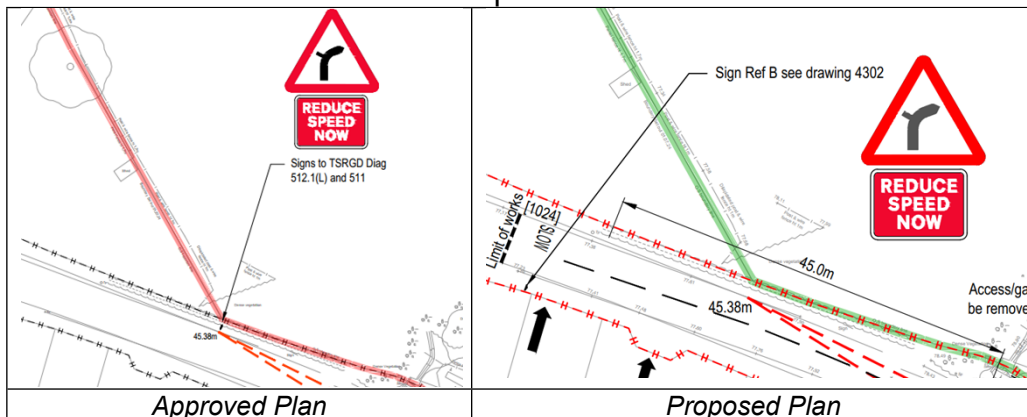
Discrepancies from Approved Details

The Highways Authority is aware of the discrepancies between the approved details and the proposed submission of this proposal, which are outlined below:

- The submitted swept path has not reflected the latest details requested in 242129 and the forward visibility as approved in Drawing No. 8240747/6203 (Rev. B).
 - The LHA has expected that the forward visibility be assessed along the centreline of the northbound traffic. The Highways will expect to see the visibility splay envelope of 45.4m for the right-turn entry movements (as in the approved drawing).
- Two rectangular boxes have been proposed on both sides of the access in the swept path analysis and engineering layout. While they are set back from the edge of carriageway and have no negative impact to visibility splays, it is unclear if they are physical structures to be installed above the ground.
 - Half of the proposed rectangular boxes will be sited within the adopted highway (in yellow). If they are to be installed above the ground, the applicant shall clarify the nature and intention of the boxes:



- The proposed locations of the signs in the engineering layout are significantly different with the approved drawings.
 - Chapter 4 of TSM states that warning signs should normally be placed on the left-hand side of the road (as approved in 8240747/6101 Rev. B), but the proposed warning sign below has been placed on the right-hand side. The applicant has not justified for the proposed revision in this proposal, so it is unclear if this has been misplaced.



Conditions & Reasons (if required)

Date:	28/8/2026	Signed:	JP
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