

Date:
Application: 242129



WOKINGHAM
BOROUGH COUNCIL

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 242129

Applicant: Mr And Mrs Nasser

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

Parish: Finchampstead

Grid Reference: Easting - 480071, Northing - 164552

Type of Development: Minor All other developments

Proposal: Full application for a proposed access, including formation of new trackway, improvement of existing track, and installation of new gates.

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 242129. 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:	JP		
Service	WBC Highways	App No:	242129
Address:	Warren Crest Farm, Wick Hill Lane, Finchampstead, Wokingham, RG40 3PY.		
Proposal:	Full application for a proposed access, including formation of new trackway, improvement of existing track, and installation of new gates.		
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 Highways received the revised submissions to address to Highways responses dated 13th September 2024.

A transport technical note (including RSA Stage 1) has been submitted, which is welcomed.

Access Arrangement

The proposed access width and passing area have been revised. The proposed width of the access road is 3.7m, with the access to be widen to 6.5m for the first 16m.

To avoid rat-running traffic, the Highways welcome the access to be gated. However, given that the largest vehicle (Tractor and Hay Wagon) is circa 19m long, the applicant is required to set back the gate to a minimum of 19m from the public highway, to ensure no vehicle is waiting on the highway to open the gate.

Narrowing and realignment of the southern kerbline is proposed at the junction of Jubilee Road / Wick Hill Lane. However, as this section of Wick Hill Lane is private road, the applicant is required to seek consent from the site owner(s) with access rights over the private road prior to any narrowing works to be carried out.

Visibility

The applicant has assessed on the actual speed of eastbound and westbound along this section of Jubilee Road to be 31.2mph and 36.8mph, respectively. Thus, it is acceptable to assess the visibility based on Manual for Street. The proposed visibility splays of 2.4m x 45.4m to the west and 2.4m x 57.8m to the south is acceptable.

Sufficient forward visibility of right turn movement on Wick Hill Lane and visibility splays from the junction of Jubilee Road / Wick Hill Lane has been achieved, which is welcomed.

Swept Path Analysis

The manoeuvring for 3.5m long Tractor, 10.9m long Landrover and Horsebox, and 19m long Tractor and Hay Wagon have been assessed to demonstrate the vehicle can access and egress to the public highway in forward gear, which is welcomed.

However, the left-turn entry in Drawing No. 8240747/6203 indicates that another site vehicle unlikely can pass through or wait in close proximity to the junction. Revised drawing is required.

Conditions & Reasons (if required)

Date:	16/1/2025	Signed:	JP
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