

JPPC ref: DB/8534
Portal ref: N/A

Marcus Watts
Planning Service
Wokingham Borough Council

25th February 2025

Dear Sir or Madam,

242129- Warren Crest Faarm, Finchampstead

Further to the Highway Officer's further comments we attach further drawings; these address their holding objection and we hope will allow them to support the application.

The Highway Officer has requested the gate to the proposed access be set back a minimum of 19m from the public highway to afford space for a tractor and hay trailer to wait for gate opening/closing. The attached plan provides the requested set back; the chosen position is 23m from the highway.

The comments of the Highway Officer regarding the opportunity for vehicles entering the access, turning left are noted. Our highway consultant (Glanville) has considered the request and provides the following response (the referenced drawing is attached).

"Without significantly widening the access, it isn't possible to show the largest vehicles (and trailers) easily passing another vehicle within the junction. We have shown what we can on drawing 6203A attached; a Tractor and Hay Wagon passing a car within the throat of the junction.

We have also added an intervisibility splay (see top right viewport) which demonstrates that vehicles will be able to see each other on entry / exit and hence be able to judge approach speed accordingly and therefore allow time for one or other to access or exit as the case may be. The other simple point is that this sort of 'conflict' is irregular / infrequent and hence the likelihood of two vehicles needing to pass is rare. As such, I think we would have to conclude that this isn't a para 116 failure."

We would add the proposed access is to remove need for the farm to rely on the existing access via Wick Hill Lane to the north. This joins Nine Mile Ride with a narrow access point, too narrow for two vehicles to pass. There is also a greater chance of vehicles meeting as this part of Wick Hill Lane serves several dwellings. Considered against this the proposal offers an improvement.

The John Phillips Planning Consultancy

Partners:

Neil Warner MRTPI Ltd

Henry Venners Ltd

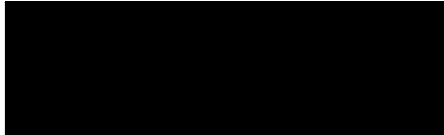


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Finally, the applicants can confirm all works proposed are within the public highway and so do not require consent from neighbouring site owners; rather they will be dealt with via a S278 agreement.

I trust this is of assistance and allows the holding objection to be withdrawn.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

David Burson LLB MSc. MRTPI

Associate

email: 

direct dial: 