

Date: 23 September 2025
Application: 251816



**WOKINGHAM
BOROUGH COUNCIL**

SDL Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear SDL Highways,

Approval of Reserved Matters Consultation

Application Number: 251816

Applicant: C/O Agent

Site Address: Parcel S, Buttenshaw Avenue, Arborfield

Parish: Invalid code

Grid Reference: Easting - 476997, Northing - 165716

Type of Development: Minor Dwellings (1-9)

Proposal: Application for the approval of reserved matters pursuant to outline planning consent O/2014/2280 (dated 02/04/2015). The Reserved Matters comprise details of the erection of 4 detached dwellings together with an associated internal access road, parking and landscaping. Details of access, appearance, landscaping, layout and scale to be considered.

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 251816. 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 **15 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Ben Amey Principal Highways Management Officer		
Service	SDL Highways	App No:	251816
Address:	Parcel S, Buttenshaw Avenue, Arborfield.		
Proposal:	Application for the approval of reserved matters pursuant to outline planning consent O/2014/2280 (dated 02/04/2015). The Reserved Matters comprise details of the erection of 4 detached dwellings together with an associated internal access road, parking and landscaping. Details of access, appearance, landscaping, layout and scale to be considered.		
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**
- ☒ No objection subject to amendments and further information **stated below**

Comments On Proposal

The Local Highways Authority provide transport comments below in response to application no. 251816 for 4 dwellings.

A Transport Assessment dated 22.08.2025 has been submitted in support of the application.

Vehicle Access / Refuse Collection / Deliveries and Servicing

1. The LHA require the submission of further details regarding vehicle access, particularly relating to Refuse Vehicles, Emergency Access and Delivery Vehicles.
2. The LHA require the applicant to confirm the refuse collection strategy for the site. The TA provides swept paths for a large refuse vehicle (11.347m long), however the access will not be adopted highway constructed to adoptable standards which can take the weight of a 40-tonne refuse vehicle. Collection will need to be undertaken by a private refuse collector and the developer is

required to commit to instructing a private refuse collection company. The Wokingham Living Streets Guidance (2019) states that: *'It is not common practice for refuse vehicles to access private roads and developers should thus provide suitable bin storage facilities desirably within 10 metres of the adopted highway'*.

3. The LHA also require that swept paths are submitted which demonstrate there is suitable turning space for delivery vans on site. The swept paths should be completed for a Mercedes Sprinter (6.96m long) and a Luton Box Van (3.5T). This is to ensure the site can accommodate vans associated with removals, food deliveries and online shopping.
4. The LHA also require submission of a plan which shows the drag distances between the nearest point a refuse vehicle can stop and the bin storage points. The Wokingham Living Streets Guidance (2019) advises that the maximum drag distances are 25 metres for standard collections.
5. Update of the fire tender swept paths to demonstrate the fire tender can reach within 45m of each dwelling. The Manual for Streets and Building Regulations advises that: *'There should be vehicle access for a pump appliance within 45m of every dwelling entrance for flats/maisonettes and fire service vehicles should not have to reverse more than 20m'*. The dwellings are located c.140 – 180m from the nearest section of public highway (Princess Marina Drive).
6. These details are required for the site to be considered compliant with the NPPF Paragraph 117 which requires that applications for development: *'Allow for the efficient delivery of goods and access by service and emergency vehicles'*

Car Parking

7. The LHA are satisfied with the number of car parking spaces available for residents. The proposed site plan displays two car parking spaces per dwelling which measure 5.0m x 2.5m. The proposed garages for each dwelling may also be considered as useable car parking spaces given they measure 5.96m x 5.96m with a door opening c2.4m wide which will accommodate a modern car.

Electric Vehicle Charging Points

8. Confirmation is required that an active EV Charging Point will be provided for each dwelling as per the requirements of the Building Regulations and the NPPF Paragraph 117 which requires that applications for development *'Be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations'*.

Cycle Storage

9. The proposed garages measure 5.96m x 5.96m and therefore the proposed garages can be counted/considered large enough for parking of 1 car and use as cycle storage for each dwelling.

Date:	30.09.25	Signed:	Ben Amey
--------------	----------	----------------	----------