

Date: 2 May 2025
Application: 250870



SDL Public Rights Of Way Officer

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear SDL Public Rights Of Way Officer,

Variation/Removal of Condition Consultation

Application Number: 250870

Applicant: The Owner and/or Occupier

Site Address: Land at Phase 2a & 2b of South Wokingham SDL

Parish: Wokingham Without

Grid Reference: Easting - 483281, Northing - 167932

Type of Development: Major All other developments

Proposal: Application to vary conditions 2, 3, 9, 11 and 14 of planning consent 240892 for a new road to provide an alternative route to Waterloo Road from south of the roundabout at the junction of Waterloo Road with William Heelas Way to a point further east on Waterloo Road, together with a turning head between the two new junctions. Condition 2 refers to the approved drawings; 3 to levels; 9 to a Construction Environmental Management Plan (CEMP); 11 to Archaeology, and 14 to highway construction details. The variation is to amend the plans to conform with the Parcel 10 Reserved Matters layout.

Case Officer: Sophie Morris

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 250870. 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:	Andrew Fletcher Public Rights of Way Consultant		
Service	SDL Public Rights Of Way Officer	App No:	250870
Address:	Land at Phase 2a & 2b of South Wokingham SDL.		
Proposal:	Application to vary conditions 2, 3, 9, 11 and 14 of planning consent 240892 for a new road to provide an alternative route to Waterloo Road from south of the roundabout at the junction of Waterloo Road with William Heelas Way to a point further east on Waterloo Road, together with a turning head between the two new junctions. Condition 2 refers to the approved drawings; 3 to levels; 9 to a Construction Environmental Management Plan (CEMP); 11 to Archaeology, and 14 to highway construction details. The variation is to amend the plans to conform with the Parcel 10 Reserved Matters layout.		
Type of Development:	Major All other developments		
Site Visit Made:	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**

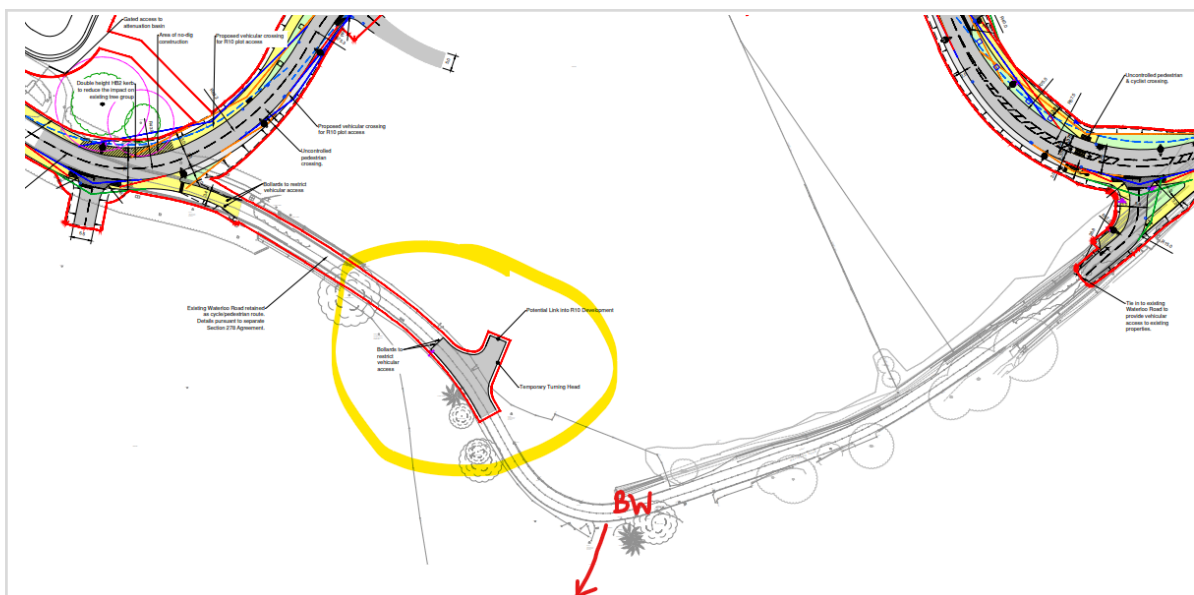
Comments On Proposal

Wokingham Without Footpath 5 and Wokingham Without Byway 30 are close to this development.

There appears to be no impact to Wokingham Without Footpath 5 from the proposed development.

With respect to Wokingham Without Byway 30, there is a potential impact to this proposal.

There is a proposed vehicle restriction along the route as shown below. This vehicle closure has already been included in PA 240892



The entrance to Wokingham Without Byway 30 is marked on the sketch plan above.

Whilst the route through the closure has been retained as a cycle track, there is a risk of unintended consequences of the closure because vehicle traffic may start to use Wokingham Without Byway 30 as a cut through to Easthamstead Road to the south.

This lane was extensively repaired in 2019 following a significant period of closure; the surface of the lane is not constructed to a level that will cater for significant amounts of traffic. The surface is likely to be damaged by such use, which means that this element of the development poses a potential detrimental impact on the path.

Additionally, significant increased vehicle use of the lane will negatively impact residents who reside on the lane to the south of the byway.

It is recommended that either the surface of the byway is improved in order to cater for the potential of increased vehicular traffic. Alternatively a restriction on vehicles could be considered at this point, however this will need to be justified against the criteria laid down in the Road Traffic Regulation Act 1984

Outside of this potential impact, the development does not appear to pose any other impact

Conditions & Reasons (if required)

That the surface of Wokingham Without Byway 30 is improved as part of this development.

Justification: The treatment is required to mitigate against potential increased use and damage to the byway.

WBC Core Strategy CP6: g) Do not cause highway problems or lead to traffic related environmental problems.

NPPF Para 105: *Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.*

Date:	21.9.25	Signed:	Andrew Fletcher
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