

Date: 3 April 2025
Application: 250835



**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,

Outline Planning Approval Consultation

Application Number: 250835

Applicant: Mr R Ryan

Site Address: Land adjacent to Hutts Farm Cottage, Blagrove Lane, Wokingham, RG41 4AX

Parish: Wokingham Town

Grid Reference: Easting - 479833, Northing - 167196

Type of Development: Minor Dwellings (1-9)

Proposal: Outline application for the proposed erection of 4 no. detached dwellings with associated parking and access. (All matters reserved except for means of access and layout.)

Case Officer: Connie Davis

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 250835. 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:	250835
Address:	Land adjacent to Hutts Farm Cottage, Blagrove Lane, Wokingham, RG41 4AX.		
Proposal:	Outline application for the proposed erection of 4 no. detached dwellings with associated parking and access. (All matters reserved except for means of access and layout.)		
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**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

General

The Highways understand this proposal is an outline application for four new dwellings of 7-8 habitable rooms to be erected, for all matters reserved except for means of access and layout. The site is accessed via a new access onto Blagrove Lane.

The traffic generated from four new dwelling are unlikely to have significant impacts on the wider highway network.

Sustainability

There are only limited local facilities within acceptable walking distance from the site (Evendons Primary School), and the closest day-to-day local facilities are located beyond the acceptable walking distance, making the site an unsustainable location.

Blagrove Lane is subject to national speed limit. There is no street lighting and existing pedestrian or cycling network along the site frontage to provide safe and attractive environment for considering sustainable travel modes. No suitable contributions or improvements have been proposed.

Meanwhile, the nearest bus stops to the site are at Ye Olde Leathern Bottel, Barkham Road and Evendons Lane, Finchampstead Road. Both pairs of bus stops

are circa 1km from the site, which is not considered to be within acceptable walking distance and makes car the main mode for this development.

No frequently than hourly services are currently available at both pairs of stops. Late evening and Sunday services are also not available, which does not meet the requirement for good public transport services.

However, it is relevant to note that 'leopard 3' service between Barkham Road and Wokingham are subject to enhanced services from May 2025, to provide half-hourly services on Mondays to Saturdays and hourly services on Sundays. The enhanced service from/to Wokingham will meet the requirement for good service.

The Highways can unlikely support this proposal due to unsustainable location. However, if this proposal would be approved, the required details in reserved matters stage are listed below.

Access

A 5m wide new access will be created onto Blagrove Lane.

The 85th percentile speeds along the site frontage have been assessed by speed survey (27.4mph for NB and 28.9m for SB). The applicant has assessed the visibility splays from the proposed access onto Blagrove Lane. However, these shall be measured from the nearside edge of the carriageway in both directions and the sightlines shall be across land within the applicant's control or highway land, and shall be clear of obstructions to visibility exceeding 0.6m in height, which are unlikely to be achievable.

Meanwhile, as the site is located adjacent to a bend, forward visibility on Blagrove Lane shall be assessed.

The proposed access road has to be built to highways adoptable standards. As part of the planning application, the applicant shall confirm whether the site road of access will be private or for highways adoption.

In this outline application, the applicant is required to demonstrate the manoeuvring of a fire tender vehicle entering and leaving the site access in forward gear to within 40m reach to the furthest point of any dwelling. The council has adopted the following dimensions for fire tenders:



DB32 Fire Appliance	
Overall Length	8.680m
Overall Width	2.180m
Overall Body Height	3.452m
Min Body Ground Clearance	0.337m
Max Track Width	2.121m
Lock to Lock Time	6.00s
Kerb to Kerb Turning Radius	7.910m

Other details of the access and turning area shall be provided in the reserve matters stage.

Parking

According to the WBC Car Parking Standards, the development of such scale as in Village location will require a minimum of 10 parking within the red line boundary, including one unallocated space and one visitor parking space. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

While the applicant proposes to provide eight driveway parking and four garage spaces are being proposed within the red line, these provisions do not meet the requirement for unallocated and visitor provisions.

The WBC minimum sizes of a single garage for parking are 6m x 3m and each bay of garage space will contribute to 0.5 parking provision. All parking spaces in front of garages are set back 0.5m from the garage doors to allow for the door to open. Those details shall be provided in the reserved matters stage.

In view of the proposed site layout, the applicant might wish to provide those parking space in form of carport and convert two of the driveway parking adjacent to the site access to be unallocated and visitor parking.

EV Charging Points

Each new dwelling will be expected to provide a minimum of one EV Charging Point under the latest Building Regulations (Approved Document S). The applicant confirm theses will be provided for each plot, which is welcomed. EVCP shall be indicated on a plan in the reserved matters stage.

Cycle Provisions

According to the WBC Parking Standards, three cycle parking allocation will be required per dwelling with 6+ habitable rooms.

It is required to confirm cycle provisions will be provided in accordance with the requirements in the outline application. In the reserved matters stage, the applicant shall indicate direct access to the rear garden, cycle store or garage of suitable sizes for cycle storage on the plan. If the garages will be used to accommodate both the cars and cycles, the sizes of each garage space shall be increased to 7m x 3m.

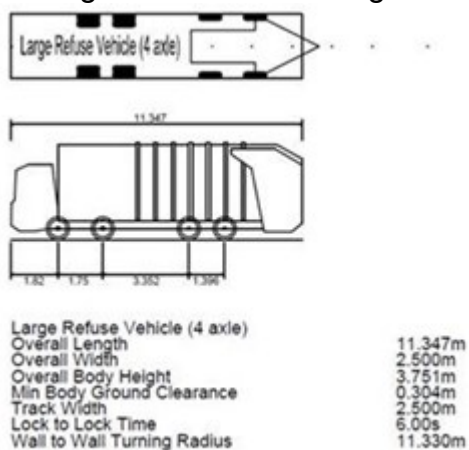
Refuse Collection Strategy

According to Manual for Streets, the maximum carrying distances for households (30m) and refuse collection operators (25m) from the collection point. Such standards will apply to all plots within the site.

The applicant proposed that kerbside collection along Blagrove Lane will be applicable for this proposal, but some of the plots marginally exceeds the maximum carrying distance.

The applicant shall confirm if a bin collection area within suitable carrying distance will be proposed. Alternatively if council refuse vehicles will access within the site,

the applicant will need to provide the swept path for refuse vehicles entering and leaving the site in forward gear with the following standards:



Conditions & Reasons (if required)

Date:	13/5/2025	Signed:	JP
--------------	-----------	----------------	----