

Date: 2 December 2024
Application: 242252



**WOKINGHAM
BOROUGH COUNCIL**

SDL Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear SDL Highways,

Full Planning Approval Consultation

Application Number: 242252

Applicant: Mr David Digby

Site Address: Moat House, Biggs Lane, Arborfield, Wokingham, RG2 9LN

Parish: Barkham

Grid Reference: Easting - 476954, Northing - 165713

Type of Development: Minor Dwellings (1-9)

Proposal: Full Planning Permission for the change of use of the Moat House building from office (Use Class E) to residential (Use Class C3) to provide 4no. residential dwellings and associated internal roads, parking, landscaping, drainage, plant, bin, and cycle storage.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 242252.

The new details are as follows: **Revised Plans and Reports following consultee comments.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. 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. If you need any more information please do not hesitate to contact the case officer Baldeep Pulahi.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP	To (Case Officer):	Baldeep Pulahi
Service	SDL Highways	App No:	242252
Address:	Moat House, Biggs Lane, Arborfield, Wokingham, RG2 9LN.		
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Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☒ Request further information before determination as **stated below**.

Comments On Proposal

General

The Highways received the revised submission to address to the Highways responses dated 12th September 2024. The previous memo has no further comments on traffic impacts, EV charging points and refuse collection strategy. Those details have not been updated in the latest submission, so that those sections are no recapped in this response.

Access

As commented previously, the applicant is required to assess the manoeuvring of a fire tender entering and leaving the site access in forward gear to within 40m reach to the furthest point of the dwelling. The required swept path is yet to be provided in this submission.

Sustainability

The drawing of footway link improvements has made the following revision:

- Dropped kerbs and tactile paving are proposed at the proposed crossing points at Buttenshaw Avenue and Princess Marina Drive.
- The existing footpath connecting to the car park to the south of Princess Marina Drive is removed.

The Highways are content with the proposed revision for footway improvements.

Parking Provisions

The applicant offsets the landscaping feature to be aligned with the parking spaces and confirms that the hedge height will be under 600m, which is welcomed.

Cycle Provisions

Six cycle storage spaces are proposed, which will meet the council's requirements.

Conditions & Reasons (if required)

Date:	3/12/2024	Signed:	JP
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