

Date: 5 September 2024
Application: 242011



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

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Berkshire, RG40 1BN

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 242011

Applicant: Mr Karl Richards

Site Address: Land east of Warren Lodge, Warren Lane, Finchampstead, RG40 4HR

Parish: Finchampstead

Grid Reference: Easting - 479478, Northing - 164374

Type of Development: Minor Gypsy and traveller pitches (1-9)

Proposal: Full application for the proposed change of use of land for the siting of 2 no. Gypsy and Traveller pitches with creation of a second access off Finchampstead Road and associated installation of soft and hard landscaping.

Case Officer: Kieran Neumann

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 242011. 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:	242011
Address:	Land east of Warren Lodge, Warren Lane, Finchampstead, RG40 4HR.		
Proposal:	Full application for the proposed change of use of land for the siting of 2 no. Gypsy and Traveller pitches with creation of a second access off Finchampstead Road and associated installation of soft and hard landscaping.		
Type of Development:	Minor Gypsy and traveller pitches (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 proposal will station 2 separate pitches of permanent mobile homes, each comprising a static and touring caravan. Eight parking spaces and a new site access are proposed.

Sustainability

The site location is acceptable in term of access to sustainable modes of travel. Warren Lane is an existing bridleway. The site will be benefitted from the existing pedestrian and cycle network along Warren Lane and the B3016 to connect with the facilities in the local centre.

Traffic Impacts

The traffic generated from 2 mobile homes are unlikely to have significant impacts on the wider highway network.

Access

The existing site access via Warren Lane will be utilised for the northern pitch (hereafter 'northern access'), and a new vehicular access via the B3016, Finchampstead Road will be provided for the southern pitch (hereafter 'eastern access').

Northern Access

The northern access is not included within the red line, which is not acceptable. The applicant is required to revise the site plan.

Due to the close proximity to the existing junction, the Highways are concerned if the vehicles can enter and leave the site in a forward gear. Swept path analysis of a large saloon car is required.

Eastern Access

The applicant is required to assess on the sufficiency of visibility splays to the nearest edge of carriageway, pedestrian visibility and turning area of the proposed eastern access. Those details are required.

The applicant is required to demonstrate that touring caravan can enter and leave the site in a forward gear, which is unlikely to be achievable with the current proposal. Swept path analysis of a touring caravan is required.

To facilitate sustainable modes of travel, minor works that provide a link to the footway to the eastern side of the B3016 will be conditioned. These works on the public highway will be subject to a Minor Works Agreement.

As the B3016 is a distributor road, no gate shall be proposed for this access. With the internal layout, there is not sufficient space to set a gate back into the site.

Parking

While the total numbers of habitable rooms of each pitch cannot be identified from the submission, according to the WBC Parking Standards, the development of such scale in Village location will require a minimum of two driveway parking per pitch within the red line boundary. If those parking spaces are allocated, one additional visitor parking shall be provided. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

Based on the submitted scheme, eight parking spaces are proposed, but two of those are beyond the red line, which is not acceptable. As commented above, the applicant has to demonstrate that touring caravans can enter and leave the site in a forward gear.

Cycle Provisions

As suggested in the Planning Statement, the cycle storage provisions will be conditioned.

Refuse Collection Strategy

Collection from the kerbside of Finchampstead Road is acceptable.

Conditions & Reasons (if required)

Date:	9/9/2024	Signed:	JP
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