

Date: 27 February 2025
Application: 250407



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Permission In Principle Consultation

Application Number: 250407

Applicant: Mr Edward Mather

Site Address: Land South of Oak Tree, Waingels Road, Charvil

Parish:

Grid Reference: Easting - 477501, Northing - 174710

Type of Development: Minor Dwellings (1-9) PiP

Proposal: Permission in principle application for a residential development comprising the erection of a minimum and a maximum of 9 dwellings.

Case Officer: James Fuller

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 250407. 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:	AC		
Service	WBC Highways	App No:	250407
Address:	Land South of Oak Tree, Waingels Road, Charvil.		
Proposal:	Permission in principle application for a residential development comprising the erection of a minimum and a maximum of 9 dwellings.		
Type of Development:	Minor Dwellings (1-9) PiP		
Site Visit Made:	Yes/No		

Summary Of Recommendations

☒ Comments

Comments On Proposal

This is a Stage 1 Permission in Principle application and Highways have no objection in principle in respect of the location of the site.

In view of the Inspectors decision for a nearby development site and other relevant planning consents in the vicinity, Highways would not raise an objection on sustainability. However, it is recommended that a sustainability assessment is submitted with any Stage 2 application, and this shall include measures to improve or promote accessibility by modes other than the private car.

Highways are satisfied that the traffic generated by the proposed development would not have a significant impact on the highway network.

Further details will be required at the technical consent Stage 2 to demonstrate acceptable visibility splays from the proposed access onto Waingels Road, which is subject to a 40mph speed limit. The junction shall be designed to adoptable standards and swept paths demonstrated.

The indicative site layout demonstrates sufficient space, in principle, for 9 dwellings with parking and turning area. Further details will be required to determine an appropriate access road design to meet adoptable standards.

Date:	3/3/25	Signed:	AC
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