

Date: 25 March 2026
Application: 260289



**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,

Discharge of condition Consultation

Application Number: 260289

Applicant: Mr Joe Brown

Site Address: Land East Of Longwater Road, Finchampstead, Longwater Road, Wokingham, RG40 3TS

Parish: Finchampstead

Grid Reference: Easting - 479639, Northing - 162697

Type of Development:

Proposal: Application for submission of details to comply with Conditions 3 (Levels), 7 (Parking), 9 (Access) and 11 (Highways Construction Details) of planning permission 241567 dated 29-09-2025

Case Officer: Adriana González

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 260289. 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 requested from the case officer.

Your observations are required in respect of this application by **4 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	BA		
Service	WBC Highways	App No:	260289
Address:	Land East Of Longwater Road, Finchampstead, Longwater Road, Wokingham, RG40 3TS.		
Proposal:	Application for submission of details to comply with Conditions 3 (Levels), 7 (Parking), 9 (Access) and 11 (Highways Construction Details) of planning permission 241567 dated 29-09-2025		
Type of Development:			
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

The submission details seek compliance with Conditions 3 (Levels), 7 (Parking), 9 (Access) and 11 (Highways Construction Details). Highways will provide a comment on Conditions 7, 9 and 11 only.

Condition 7: Parking

Condition 7: Parking (to be approved) – Notwithstanding the details submitted, no development shall commence above foundation level until details of parking shall be submitted to and approved in writing by the local planning authority, details of off-street parking space within the site. The development shall not be occupied until the parking space so-approved has been provided in full accordance with the approved details. The parking space shall thereafter be retained in accordance with the approved details and shall remain available for the parking of vehicles at all times.

GUI002-PRO-ZZ-ZZ-DR-A-91-011 - P01 - House Type Reference Plan provides detail on the parking provision. Each dwelling is shown to have two car parking spaces, with an additional nine visitor car parking spaces.

WBC Highways' response to 241567 was largely in favour of the parking arrangement shown in Drawing PP01-B, which is reflected in the submitted House

Type Reference Plan submitted for this application (260289). One outstanding comment made was as follows:

“Highways is concerned that the parking spaces for plots 1, 2 and 3 require the neighbouring parking spaces to be used for manoeuvring. This will need looking at. Highways is content for details of parking to be secured through a planning condition.”

It appears that no change has been made to this arrangement. The applicant should provide a revision to this arrangement or demonstrate there is sufficient space through swept path analysis of a large saloon car.

05.06.2026: The LHA are now satisfied with the revised swept paths and for Condition 7 to be discharged. Swept paths have been shown on drawing no. GUI003-TUL-XX-00-DR-C-95-325_P01 dated 08.05.2026. These swept paths show that a large car is able to ingress/egress the parking spaces for Plots 1, 2 and 3.

Condition 9: Access

Condition 9: Access - Prior to commencement of the development, there shall be submitted to and approved in writing by the local planning authority, details of the proposed vehicular access on to Longwater Road to include visibility splays of 43m x 2.4m. The access shall be formed as so approved, and the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height prior to the occupation of the development. The access shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times.

The applicant has provided GUI003-TUL-XX-00-DR-C-95-800_Section 278 - Longwater Road_P01 to address this condition. The plan provides detail on the access, but it does not appear to indicate visibility splays of 43m x 2.4m, as requested. The required visibility splays should be indicated on a revised plan.

05.06.2026: The LHA are satisfied with the discharge of Condition 9. A suitable visibility splay has now been shown from the proposed site access junction which meets the standards set out in the Manual for Streets. The splay is shown on Drawing No. GUI003-TUL-XX-00-DR-C-95-800-P03 dated 08.05.2026.

Condition 11: Highways Construction Details

05.06.2026: Further review will be required from the WBC Engineers for Highways Adoption given Condition 11 directly relates to Highway Adoption matters.

Condition 11: Highways construction details - Prior to the commencement of development, full details of the construction of roads and footways, including levels, widths, construction materials, depths of construction, surface water drainage, lighting, swept paths and visibility splays shall be submitted to and approved in writing by the local planning authority. The roads and footway shall be constructed in accordance with the approved details to road base level before the development

is occupied and the final wearing course will be provided within 3 months of occupation, unless otherwise agreed in writing by the local planning authority.

The applicant has provided the following plans to address this condition.

- GUI003-TUL-XX-00-DR-C-95-301_Section 38 General Arrangement Sheet 1_P01.
- GUI003-TUL-XX-00-DR-C-95-302_Section 38 General Arrangement Sheet 2_P01
- GUI003-TUL-XX-00-DR-C-95-305_Section 38 Contour Plan Sheet 1_P01
- GUI003-TUL-XX-00-DR-C-95-306_Section 38 Contour Plan Sheet 2_P01
- GUI003-TUL-XX-00-DR-C-95-307_Section 38 Road Signage & Markings Plan Sheet 1_P01
- GUI003-TUL-XX-00-DR-C-95-308_Section 38 Road Signage & Markings Plan Sheet 2_P01
- GUI003-TUL-XX-XX-DR-C-95-630_Adoptable Roads Construction Details Sheet 1_P01
- GUI003-TUL-XX-XX-DR-C-95-632_Non-Adoptable Roads Construction Details Sheet 1_P01
- GUI003-TUL-XX-XX-DR-C-95-633_Non-Adoptable Roads Construction Details Sheet 2_P01

The submitted plans adequately demonstrate the levels on GUI003-TUL-XX-00-DR-C-95-305_Section 38 Contour Plan Sheet 1_P01 & GUI003-TUL-XX-00-DR-C-95-306_Section 38 Contour Plan Sheet 2_P01, and GUI003-TUL-XX-XX-DR-C-95-630_Adoptable Roads Construction Details Sheet 1_P01 & GUI003-TUL-XX-XX-DR-C-95-632_Non-Adoptable Roads Construction Details Sheet 1_P01.

The submitted plans also indicate highway widths on GUI003-TUL-XX-XX-DR-C-95-630_Adoptable Roads Construction Details Sheet 1_P01 & GUI003-TUL-XX-XX-DR-C-95-632_Non-Adoptable Roads Construction Details Sheet 1_P01. It shows a typical adoptable carriageway width of 5.5m, with 2.0m footway / footway & vehicular crossing on either side.

The plans (GUI003-TUL-XX-XX-DR-C-95-630_Adoptable Roads Construction Details Sheet 1_P01 & GUI003-TUL-XX-XX-DR-C-95-632_Non-Adoptable Roads Construction Details Sheet 1_P01) adequately demonstrate both the construction materials and the depths of construction. Notably, GUI003-TUL-XX-XX-DR-C-95-633_Non-Adoptable Roads Construction Details Sheet 2_P01 has not been submitted. This should be submitted.

GUI003-TUL-XX-00-DR-C-95-301_Section 38 General Arrangement Sheet 1_P01 & GUI003-TUL-XX-00-DR-C-95-302_Section 38 General Arrangement Sheet 2_P01 adequately demonstrate surface water drainage through road gullies and chambers.

The plans GUI003-TUL-XX-00-DR-C-95-301_Section 38 General Arrangement Sheet 1_P01 & GUI003-TUL-XX-00-DR-C-95-302_Section 38 General Arrangement Sheet 2_P01 state “*Street Lighting to be Confirmed.*” Highways cannot

approve the Street Lighting prior to confirmation, and request the applicant provide such details once confirmed.

Highways' response to 241567 agreed that *"swept path assessments have been submitted for a variety of vehicles with acceptable dimensions which is welcome and acceptable."* Swept paths have not been included in the submitted plans, however it is acceptable on the basis that this is pre-approved. If there are any alterations to the layout this should be provided.

It is acknowledged that internal visibility splays were provided for the former Site Layout Vehicle Tracking (Refuse & Home Delivery) submitted as an Appendix to the TS. Highways request updated internal visibility splays for the updated site layout.

Date:	05.06.26	Signed:	BA
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