

Date: 8 July 2025
Application: 251488



**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: 251488

Applicant: Hall Hunter Partnership

Site Address: Dairy Cottage, Heathlands Road, Wokingham, RG40 3AN

Parish: Wokingham Without

Grid Reference: Easting - 482330, Northing - 166733

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 5no. dwellings with associated landscaping, open space and entrance gate following demolition of existing 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 251488. 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:	251488
Address:	Dairy Cottage, Heathlands Road, Wokingham, RG40 3AN.		
Proposal:	Full application for the proposed erection of 5no. dwellings with associated landscaping, open space and entrance gate following demolition of existing dwellings.		
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 proposal is for five replacement dwellings. Highways consider that the traffic generated by the proposed development would not have an adverse impact on the highway network.

Due to the existing residential use of the site and the same number of residential units, the development is not considered to be in an unsustainable location. It is therefore acceptable in this respect.

Access

There are two existing accesses into the site, and it is proposed to utilise these to serve the development. Highways has no objection in principle to this however, recommend that the existing southern access is widened to 4.8m for the first 10m and the gates set back 10m from the edge of carriageway. The full width of the access shall be surfaced with a hard bound material for a minimum distance of 10m measured from the carriageway edge of Heathlands Road.

Heathlands Road is subject to a 60mph speed limit, however, a speed survey has been carried out and demonstrates lower vehicle speeds of 41.6mph southbound and 36.7mph northbound (85th percentile). Due to the reuse of existing accesses with comparable vehicle movements, the visibility splays are likely to be considered

acceptable, however, Highways request that the maximum achievable sightlines from a 2.4m set back are indicated on the drawing.

Parking & Turning

Each plot is provided with a minimum of two allocated parking spaces. In order to fully meet WBC parking standards it is recommended that an additional 1 no. unallocated/visitor parking space is provided (to be accessible by plots 1-4).

The dimensions of parking spaces are considered acceptable and appropriate turning area has been demonstrated.

A turning head has been indicated. Highways request details of a swept path for a fire tender to ensure it can enter and leave the site in forward gear.

Electric vehicle charging points are requested to be indicated for each plot and these shall be in a suitable location for use by the proposed parking spaces. EVC is a requirement of Building Regs Approved Document S.

Cycle storage

Secure and covered cycle storage has been indicated, however, the size of the store for plot 1 is not considered suitable, which will need to be increased for 3 cycles to meet WBC standards. Detailed design can be secured through condition if necessary.

Refuse collection

WBC waste services will need to be consulted and advise on the acceptability of the refuse collection arrangements. As this will be private drive, the councils refuse vehicle is unlikely to enter the site. Refuse collection and storage points have been indicated and Highways consider it likely that the existing refuse collection arrangements will continue, including for plot 5 which replaces a dwelling in this location.

Construction Method Statement

A framework demolition and construction method statement is requested to be submitted or secured through condition.

Date:	14/7/25	Signed:	AC
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