

Date: 12 March 2026
Application: 260439



**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,

Full Planning Approval Consultation

Application Number: 260439

Applicant: Mr Levi Johnson

Site Address: Land at Range Road, Range House, Finchampstead, Wokingham, RG40 3NR

Parish: Finchampstead

Grid Reference: Easting - 480770, Northing - 165070

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

Proposal: Full application for the change of use of land to provide one gypsy/traveller pitch, including the stationing of a mobile home and touring caravan, erection of a day room, formation of a new vehicular access and associated parking, landscaping and ancillary works

Case Officer: Tariq Bailey-Biggs

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 260439. 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 **2 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	260439
Address:	Land at Range Road, Range House, Finchampstead, Wokingham, RG40 3NR.		
Proposal:	Full application for the change of use of land to provide one gypsy/traveller pitch, including the stationing of a mobile home and touring caravan, erection of a day room, formation of a new vehicular access and associated parking, landscaping and ancillary works		
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 applicant proposes to change the use of land to station a caravan, and to create a new access onto Range Road (PRoW Ref. FINC43). The proposed red line/blue line does not connect with the public highways, which shall be revised. Two parking spaces are proposed within the red line.

The traffic generated from one dwelling is unlikely to have significant impacts on the wider highway network.

Sustainability

There are limited local facilities within acceptable walking distance from the site, and the closest day-to-day local facilities are located beyond the acceptable walking distance, making the site an unsustainable location.

Despite Range Road is a byway open to all traffic, the absence of street lighting does not provide safe and attractive environment for considering sustainable travel mode.

While the nearest bus stops to the site are Range Road along the B3430 Nine Mile Ride, which is considered to be within acceptable walking distance, no frequent than

hourly services are currently available at the pairs of stops. Late evening and Sunday services are also not available, which does not meet the requirement for good public transport services.

The Highways can unlikely support the proposal due to unsustainable location. However, if the applicant may intend to continue with the application, the required details for submission are listed below.

Access

As Range Road is a PRoW, the Highways recommend the council's PRoW team to be consulted. The Highways assume that Range Road is to be remained as an unadopted road.

Sufficient visibility splays of the site access to the nearside kerb of both directions and inter-visibility shall be demonstrated. The sightlines shall be across land within the applicant's control or highway land and shall be clear of obstructions to visibility exceeding 0.6m in height. It is relevant to note that the site is located at TPO area TPO-1083-2005, and removal of trees for retainment of visibility may be restricted.

Range Road is circa 2.8m wide and providing access to another 5 dwellings, which can accommodate one-way traffic with limited informal passing places provided at the access to other residential dwellings. The first 10m of Range Road from both ends is expected to be upgraded to a minimum width of 4.1m to accommodate two-way traffic.

It is relevant to note that the access road to the site is a 'byway open to all traffic (BOAT)' and is not part of the public highways. The applicant is expected to include all required land for the private right of access to the site to be part of the blue line, and to confirm the applicant has control on the land that is not part of the public highways. If applicant cannot demonstrate reasonable right of access at the proposed site and to the public highway, the Highways may recommend refusal to this applicant.

Manoeuvring

The applicant shall provide swept path analysis of the largest vehicle required to access the site (i.e., a touring caravan) entering and leaving the site in the forward gear. Adequate manoeuvring within the red line is also to be demonstrated.

As the furthest point of the proposed caravan is sited over 40m from the public highways, the applicant is expected to demonstrate the manoeuvring of a fire tender vehicle entering and leaving the site access in forward gear to within 40m reach to the furthest point of any residential element. The council has adopted the following dimensions for fire tenders:



DB32 Fire Appliance	
Overall Length	8.680m
Overall Width	2.180m
Overall Body Height	3.452m
Min Body Ground Clearance	0.337m
Max Track Width	2.121m
Lock to Lock Time	6.00s
Kerb to Kerb Turning Radius	7.910m

Parking

The total number of proposed habitable rooms have not been provided, but the Highways consider proposed Caravan has four habitable rooms and the day room has two habitable rooms. Therefore, the site will have a total of six habitable rooms.

According to the WBC Car Parking Standards, the development in Urban location will require two driveway parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

While the proposed parking spaces do not fully comply with the required dimensions, the driveway will have ample spaces for two parking spaces of suitable dimensions within the red line, which is acceptable.

Cycle Parking

According to the WBC Parking Standards, three cycle parking allocation will be required for dwelling with 6+ habitable rooms.

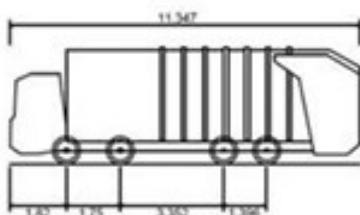
Cycle storage is not mentioned in the application documents. The applicant shall indicate direct access to the rear garden or cycle store of suitable sizes for cycle storage on the plan or when discharging planning conditions.

Refuse Collection Arrangement

According to Manual for Streets, the maximum carrying distances for households (30m) and refuse collection operators (25m) from the collection point.

While a bin store is indicated on the plan, as the site will be accessed via PRow but not via adopted highway, the applicant shall clarify how refuse collection servicing is going to be provided.

If council refuse collection will be applicable for this site, the applicant will need to provide the swept path for refuse vehicles entering and leaving the site in forward gear with the following standards:



Large Refuse Vehicle (4 axle)	
Overall Length	11.347m
Overall Width	2.500m
Overall Body Height	3.751m
Min Body Ground Clearance	0.304m
Track Width	2.500m
Lock to Lock Time	6.00s
Wall to Wall Turning Radius	11.330m

Summary

The Highways can unlikely support the proposal due to unsustainable location.

Conditions & Reasons (if required)

Date:	20/3/2026	Signed:	JP
--------------	-----------	----------------	----