

Date:
Application: 242129



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,

Full Planning Approval Consultation

Application Number: 242129

Applicant: Mr And Mrs Nasser

Site Address: Warren Crest Farm, Wick Hill Lane, Finchampstead, Wokingham, RG40 3PY

Parish: Finchampstead

Grid Reference: Easting - 480071, Northing - 164552

Type of Development: Minor All other developments

Proposal: Full application for a proposed access, including formation of new trackway, improvement of existing track, and installation of new gates.

Case Officer: Marcus Watts

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 242129. 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:	242129
Address:	Warren Crest Farm, Wick Hill Lane, Finchampstead, Wokingham, RG40 3PY.		
Proposal:	Full application for a proposed access, including formation of new trackway, improvement of existing track, and installation of new gates.		
Type of Development:	Minor All other developments		
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 Highways received the revised submissions to address to Highways responses dated 16th January 2025.

Revised site access drawings on visibility splays and swept path have been submitted, which are welcomed.

Access Arrangement

The proposed position of the gate has been revised. Given that the largest vehicle (Tractor and Hay Wagon) is circa 19m long, the proposed gate sets back 23m from the public highway, which is acceptable.

As advised previously, narrowing and realignment of the southern kerb line is proposed at the junction of Jubilee Road / Wick Hill Lane. However, as this section of Wick Hill Lane is private road, the applicant is required to seek consent from the site owner(s) with access rights over the private road prior to any narrowing works to be carried out.

Visibility

Highways have revisited the forward visibility assessment for 19m long Tractor and Hay Wagon. The forward visibility for right-turn entry has been assessed to the offside edge of the carriageway.

Highways would have expected that the forward visibility be assessed along the centreline of the northbound traffic. The Highways will expect to see the visibility splay envelope of 45.4m for the right-turn entry movements.

Swept Path Analysis

Left-turn entry for 19m long Tractor and Hay Wagon has been reassessed and there is significant swing out onto the oncoming lane. This would be acceptable subject to a normal occurrence for such movements and a probably low level of vehicle movements.

The applicant shall clarify the anticipated number of movements of such Tractor and Hay Wagon.

Required Traffic Signages

Subject to the confirmation of low farm vehicle movements, the applicant is required to include either combination of warning signs prior to the bend on a revised site plan:

- 'Junction on the outside of a bend ahead' (Diagram 512.1 included in TSRGD 2016) and 'Maximum speed in mph advised at a bend or other hazard' (Diagram 513.2 included in TSRGD 2016); or
- 'Agricultural vehicles likely to be in road ahead' (Diagram 553.1 included in TSRGD 2016) and 'Maximum speed in mph advised at a bend or other hazard' (Diagram 513.2 included in TSRGD 2016).

Conditions & Reasons (if required)

Date:	5/3/2025	Signed:	JP
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