

**Date:** 25 October 2024  
**Application:** 242665



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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Dear WBC Highways,

**Approval of Reserved Matters Consultation**

**Application Number:** 242665

**Applicant:** Sovereign Network Group (SNG)

**Site Address:** Land west of Kingfisher Grove, Three Mile Cross

**Parish:** Shinfield

**Grid Reference:** Easting - 470941, Northing - 167280

**Type of Development:** Major Dwellings (10+)

**Proposal:** Application for approval of Reserved Matters pursuant to Outline Planning Consent 201002 (approved under appeal ref.

APP/X0360/W/22/3304042 dated 31/01/2023) for the erection of 49 no. affordable dwellings with associated drainage and attenuation, open space and landscaping. Details of appearance, landscaping, layout and scale to be considered, plus details for discharge of conditions 11, 12, 13, 15 and 16 from the Outline permission.

**Case Officer:** Kieran Neumann

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 242665. 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

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>From:</b>                | (Name)<br>(Job title)                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Service</b>              | WBC Highways                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>App No:</b>              | 242665                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Address:</b>             | Land west of Kingfisher Grove, Three Mile Cross.                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Proposal:</b>            | Application for approval of Reserved Matters pursuant to Outline Planning Consent 201002 (approved under appeal ref. APP/X0360/W/22/3304042 dated 31/01/2023) for the erection of 49 no. affordable dwellings with associated drainage and attenuation, open space and landscaping. Details of appearance, landscaping, layout and scale to be considered, plus details for discharge of conditions 11, 12, 13, 15 and 16 from the Outline permission. |
| <b>Type of Development:</b> | Major Dwellings (10+)                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Site Visit Made:</b>     | 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

1. Highways understands that this is a reserve matters application for 49 affordable homes that was approved under Appeal Decision APP/X0360/W/22/3304042.
2. This application is supported by a highways technical note which is welcome.

### Parking

3. The Borough's parking standard has been used to calculate the number of parking spaces required. This resulted in 92 allocated parking spaces, 12 visitor spaces and 1 unallocated space.
4. Highways have used the parking calculator and confirms this result.
5. It is proposed that there would be 92 spaces and 15 visitor/unallocated spaces which exceeds the standard which is welcome.
6. This would result in a parking ration of 2.18 which is welcome.

7. Highways would like to see a better distribution of visitor/unallocated spaces as most of them are in the northern part of the site and plots 31-35 only have 1 space each.
8. The parking spaces have been assessed and these are 5m x 2.5m which is welcome. The parallel spaces are 6m x 3m which is also welcome.
9. The parking for plots 2 to 7, 12, 20, 21, 29, 30, 31, 36, 38, 39, 40, 41, 42, 46 and 47 need to be moved closer to the road to ensure a 3<sup>rd</sup> car does not park and overhang the carriageway.
10. Highways is concerned with the proposed turning area shown here. If cars are parked here, then this cannot be used for turning.



11. Highways is concerned with the possible interaction between the parking spaces for plots 14 and 15 shown below and would have expected a similar treatment to plot 37 and 38.



12. Highways would have expected to see a framework Parking Management Plan. This is required to be submitted.

### Cycle Parking

13. It is proposed that cycle parking will be provided in line with borough standards in sheds in rear gardens with direct access which is welcome.

### Electric Vehicle Charging

14. It is welcome that electric vehicle charging spaces will be provided for each dwelling under Building Control Regulations Approved Document S.
15. These will need to be shown on the parking plan.

### Access

16. The principle and location of the access was agreed under appeal decision APP/X0360/W/22/3304042.

17. The detailed design of this junction has been secured by condition 7 of the Appeal decision which is welcome.

### Site Roads

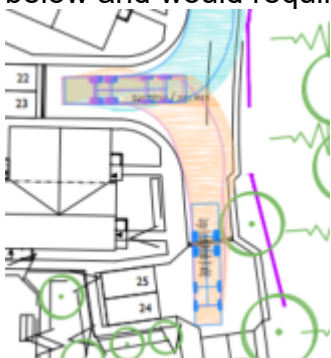
18. As part of the outline application and the agreed s106 agreement, the site roads will be maintained as private in perpetuity.
19. There are obligations within the s106 that are pre-commencement obligations.
20. Even though the roads will be private, these will need to be built to Borough standards.
21. The proposed widths of the site roads are in line with Borough design guidance.

### Visibility Splays

22. Forward visibility splays have been provided and these are outside the private gardens for the plots which is welcome.
23. Pedestrian splays (2m x 2m) have been provided for every plot that has a private driveway which crosses a pavement which is welcome.
24. Highways would have expected to see visibility splays for a 20mph speed limit for the access by plot 13 and the junction opposite plot 1. These need to be submitted.
25. Any landscaping with a visibility splay needs to be maintained to be less than 0.6m in height.

### Swept Path Assessment

26. Swept paths of a large car, fire tender and refuse vehicle with acceptable dimensions have been submitted which is welcome.
27. Highways have a concern with possible overriding of the kerb as shown below and would require further widening.



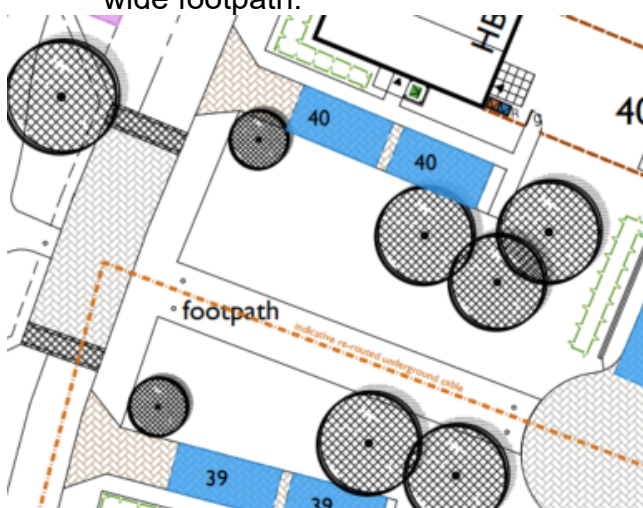
28. Highways would also need to see swept paths of a large car passing a refuse vehicle on the site roads.
29. Swept paths of parking spaces has been carried out using a large car which is welcome. Most of these assessments are acceptable, however, highways is concerned with the manoeuvring out of the visitor spaces by plots 24 which needs looking at.

### Pedestrian and Cycling

30. There are 2m wide pavements in front of the houses which is welcome.
31. Dropped kerbs and tactile paving would need to be provided at crossing points.
32. Highways would request that the area shown below is looked at to ensure that the walking route goes in front of these spaces instead of behind.



33. As shown below there is a 3m wide footpath. Highways questions the provision of this width as it only runs for around 20m and connects into a 2m wide footpath.



### Lighting

34. Highways would have expected to see a lighting strategy for this development.
35. Highways recognises that details of lighting have been secured under condition 7 of the Appeal Decision.

### Service Margins

36. A plan showing the service margins would need to be submitted.
37. The following are the Borough standards for service margins, namely; -
  - Frontages and lighting 2m
  - Lighting and no frontages 1m

- No lighting and no frontages 0.5m

#### Servicing

38. Highways would have expected to see a plan showing that all dwellings can be serviced within the carrying distances set out in MfS.
39. That being said, highways have carried out an assessment and due to the layout of this development all dwellings are within these carrying distances which is welcome.

#### Hard Surfacing

40. Hard surfacing and furniture proposal plans have been submitted, however there is nothing included in these plans on what the hard surfacing is. This is required.

#### Construction Management Plan

41. Highways would normally have expected a Construction Management Plan to have been submitted in support of this planning application. However, one has been secured under condition 9 of the appeal decision.

#### **Conditions & Reasons (if required)**

|              |                          |                |             |
|--------------|--------------------------|----------------|-------------|
| <b>Date:</b> | 4 <sup>th</sup> Nov 2024 | <b>Signed:</b> | Gordon Adam |
|--------------|--------------------------|----------------|-------------|