

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:	LS / 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 is required to provide a revised arrangement or demonstrate there is sufficient space through swept path analysis of a large saloon car.

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 are required on a revised plan.

Condition 11: Highways Construction Details

The LHA require the following amendments to the drawings submitted for highways construction details:

- No markings are required on the internal site access roads. However, road markings are only required on the junction with the main road.
- Access to the PRoW should be shown from the site access road. It is not clear not residents access the PRoW from the site's internal access road.
- Tactile paving should be shown across the entire site at dropped kerb crossing points.
- Gullies on the coutour plan should be shown.
- Clarification is required as to whether the drainage pond will be adopted or private.
- Width of the parking bays proposed on site should be clarified/confirmed.
- Swept path analysis is required for the internal roads which show a refuse vehicle and delivery van can pass a large modern car. Swept paths for a large

modern car should also be completed for the car parking spaces proposed on site.

- Forward visibility cannot be checked at bends without the submission of swept path analysis.
- Haunching needs to extend past the edging
- All conduits to be SD4 instead of SD2.
- HRA50/10 required instead of AC10 (Surface course).
- Lighting drawings are required in order to allow comments to be made on the lighting strategy.

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 and the updated swept path analysis.

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

Date:	29.04.26	Signed:	LS / BA
--------------	----------	----------------	---------