

Date: 6 March 2025
Application: 242665



WOKINGHAM
BOROUGH COUNCIL

WBC Highways

Development Management &
Compliance

P.O. Box 157

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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.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 242665.

The new details are as follows: **Amended plans were received on 27th February 2025 which alter the following:**

- Re-designed dwellings, including changes to materials.
- Turning heads to the south of the site have been replaced by a loop road.
- Amendments to landscaping.
- Further details on the play areas.
- Further details on level changes between plots.
- Further details on Open Space Strategy.
- Revised Arboricultural information.
- Amendments to drainage strategy to accommodate changes to site layout.

- **Revised swept path details for vehicles.**
- **Revised parking layout and management plan.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. 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. If you need any more information please do not hesitate to contact the case officer Kieran Neumann.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	(Name) (Job title)	To (Case Officer):	Kieran Neumann
Service	WBC Highways	App No:	242665
Address:	Land west of Kingfisher Grove, Three Mile Cross.		
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.		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☒ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **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. It is proposed that there are 92 allocated spaces and 16 visitor/unallocated spaces.
4. Highways have used the borough's parking calculator and confirms that this proposed level of parking is above the borough standards which is welcome.
5. This would result in a parking ration of 2.2 which is welcome.
6. Highways have assessed the location of the visitor spaces, and whilst the distribution is not perfect it is an improvement on the previous plans which is welcome.

7. 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.
8. Drawing 24009-DWC-SP008-01-DR-A-0010-D has been submitted showing the parking spaces which is welcome. However, this plan will need to be amended as follows, namely: -
 - a. The blue spaces are allocated parking only
 - b. The colour of the parking spaces for plots 10, 11,13, 37 and 38 would need to be the same colour as allocated parking spaces.
9. A revised parking plan (drawing 24009-DWC-SP008-01-DR-A-0010-E) has been submitted with the above changes which is welcome.
10. As requested by highways, a parking management plan has been submitted which has been reviewed and is acceptable.
11. Highways is now content with the proposed parking.

Cycle Parking

12. 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

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

Access

15. The principle and location of the access was agreed under appeal decision APP/X0360/W/22/3304042.
16. The detailed design of this junction has been secured by condition 7 of the Appeal decision which is welcome.

Site Roads

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

Visibility Splays

21. Forward visibility splays have been provided, and these are outside the private gardens for the plots which is welcome.
22. Pedestrian splays (2m x 2m) have been provided for every plot that has a private driveway which crosses a pavement which is welcome.

23. It is welcome that the visibility splays for a 20mph speed limit for the access by plot 13 and the junction opposite plot 1 have been submitted, these are acceptable.
24. The visibility splays have been illustrated on drawing ITB19902-GA-004 Rev D which is welcome.
25. Any landscaping with a visibility splay needs to be maintained to be less than 0.6m in height.

Swept paths

26. Swept paths for a car, fire tender and refuse vehicle with acceptable dimensions have been submitted which is welcome. These have been reviewed and together with the forward visibility splays illustrated on drawing ITB19902-GA-004 Rev D are acceptable.
27. However, due to the turning area to the south of plot 13, highways would have expected swept paths of a refuse vehicle manoeuvring here to be included. An additional plan (drawing ITB19902-GA-009) has been submitted which shows this swept path which is acceptable.
28. Swept paths of a large car entering and leaving a variety of spaces has been submitted which is welcome.

Lighting

29. Highways would have expected to see a lighting strategy for this development however, highways is content to include this in the recommended highways constructions details condition

Service Margins

30. A plan showing the service margins is still required to be submitted. Highways is content to include this in the recommended highways constructions details condition.
31. 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

Hard Surfacing

32. Hard surfacing and furniture proposal plans were previously submitted, however there is nothing included in these plans on what the hard surfacing is. This has now been added which is welcome.

Servicing

33. Highways would have expected to see a plan showing that all dwellings can be serviced within the carrying distances set out in MfS.
34. 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.

Construction Management Plan

35. 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)

HIGHWAY 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, service margins and lighting shall be submitted to and approved in writing by the local planning authority. The roads and footways 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.

RH9 To ensure that roads and footpaths are constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6.

Date:	27 th March 2025	Signed:	Gordon Adam
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