

Date: 7 October 2025
Application: 252401



**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,

Householder Consultation

Application Number: 252401

Applicant: Mr Michael Barnard

Site Address: 15a Nine Mile Ride, Finchampstead, Wokingham, RG40 4QD

Parish: Finchampstead

Grid Reference: Easting - 477959, Northing - 164581

Type of Development: Other Householder

Proposal: Householder application for the proposed driveway automatic gate, pedestrian gate, low wall and fence to street frontage.

Case Officer: Cameron Young

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 252401. 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 **28 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252401
Address:	15a Nine Mile Ride, Finchampstead, Wokingham, RG40 4QD.		
Proposal:	Householder application for the proposed driveway automatic gate, pedestrian gate, low wall and fence to street frontage.		
Type of Development:	Other Householder		
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 applicant proposes to erect automatic gate and other associated boundary treatment of 1.75m high along the site frontage. The existing dropped crossing is proposed to be utilised, and no widening will be required.

Nine Mile Ride is subject to 30mph speed limit, which requires either the existing visibility splays to be retained, or visibility splays of 2.4m x 43m to be provided to the nearside edge of the carriageway in both directions. 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.

While it would have been expected the visibility assessment to be assessed showing the whole visibility splays envelope, the Highways have replicated the required visibility splays on the block plan, and it is likely acceptable.

Despite the applicant has proposed to set back the automatic gate from the edge of carriageway by 4.1m, to ensure that the free flow of traffic along Nine Mile Ride will not be obstructed by the waiting car, the applicant is required either:

- to set back the gate from the edge of carriageway by at least 5m,
- to confirm the proposed gates to be remotely operated throughout the lifespan of the automatic gate, or the gates shall default to an 'open position' when the gate fails.

Conditions & Reasons (if required)

Subject to the confirmation of applicant, please condition either:

If the proposed gate will be remotely operated:

1. CG3 - VISIBILITY SPLAYS (APPROVED)
2. CG4 - VISIBILITY SPLAYS FOR PRIVATE DRIVES
3. The proposed gates shall be designed to ensure they can be remotely operated, and shall be retained as such thereafter. Should there be a failure to the automated system, the gates shall default to an 'open position'.

Reason: In the interests of highway safety to ensure vehicles can leave the highway in a safe and efficient manner.

If the proposed gate will be set back by at least 5m:

1. CG3 - VISIBILITY SPLAYS (APPROVED)
2. CG4 - VISIBILITY SPLAYS FOR PRIVATE DRIVES
3. CH7 (AMENDED: 5m from the edge of the carriageway) - GATE SET-BACK

Date:	08/10/2025	Signed:	JP
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