

Date: 12 September 2024
Application: 240892



**WOKINGHAM
BOROUGH COUNCIL**

SDL Highways

Development Management &
Compliance

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Dear SDL Highways,

Full Planning Approval Consultation

Application Number: 240892

Applicant: c/o agent

Site Address: Land at phase 2a of the South Wokingham SDL

Parish: Wokingham Without

Grid Reference: Easting - 483376, Northing - 168037

Type of Development: Major All other developments

Proposal: Full planning application for a new road to provide an alternative route to Waterloo Road from south of the roundabout at the junction of Waterloo Road with William Heelas Way to a point further east on Waterloo Road, together with a turning head between the two new junctions.

Case Officer: Emy Circuit

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 240892. 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:	Ben Amey, Highways Development Control		
Service	SDL Highways	App No:	250870
Address:	Land at phase 2b, Parcel R10 of the South Wokingham SDL.		
Proposal:	Section 73 Application for amendment of Planning Permission No. 240892 approved on 5 th February 2025.		
Type of Development:	Major 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

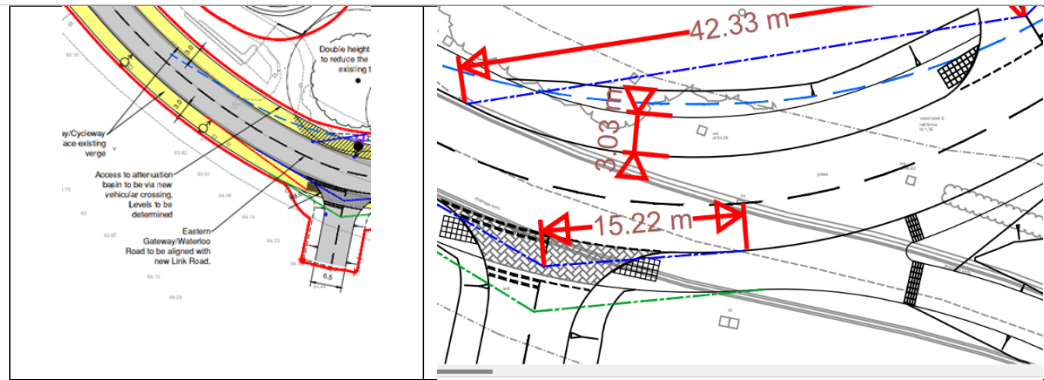
This document provides the LHA consultation response for application no. 250870 which is a S73 application for variation of the plans approved under application no. 240892.

The LHA had no objection app 240892 subject to conditions relating to Construction Management and Highway Construction Details. Consultation comments were issued on 4th November 2024, 19th November 2024, 27th November 2024 and 13th January 2025.

Abley Letchford Drawing No.A389-LR-106-P7 (Visibility Splays)

1. The LHA require the drawing is amended to demonstrate a suitable visibility splay from the vehicle access point for the attenuation basin and from all dropped kerb access junctions. The visibility splay is not provided for the new vehicular crossing labelled on the General Arrangement Drawing.
2. Some of the visibility Y distances shown do not appear to comply with a 30mph or 20mph speed limit (Y distances of 43m and 25m). Clarification is required as to why the Y distances shown are considered acceptable.

Reference to Dropped Kerb	Example 15m Y Distance
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Abley Letchford Drawing No. A389-LR-111-Rev-P11 (Titled: *Refuse Vehicle Swept Paths*) dated 03.25.

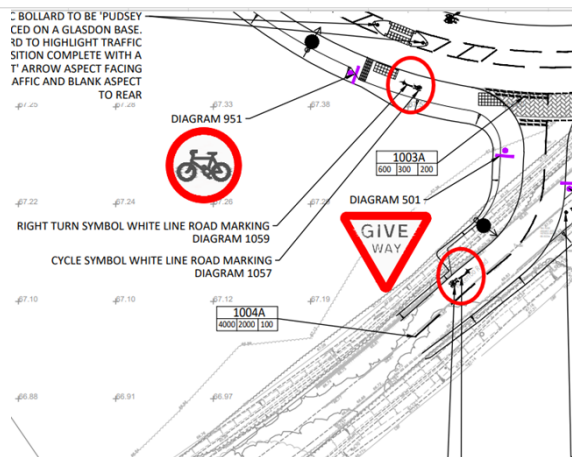
3. The LHA consider the refuse vehicle swept paths acceptable. The swept paths demonstrate that the access road is wide enough for two refuse vehicles to pass each other whilst travelling in opposite directions along the access road. The swept paths also demonstrate a large refuse vehicle can ingress/egress the internal junctions on the site access road without overswinging the centre line or without overrunning the kerb line. The swept paths have been completed for a Large Refuse Vehicle (4 axle) which measures 11.347m long.

Abley Letchford Drawing No. A389-LR-112-Rev-P9 (*Fire Tender Swept Paths*) dated 03.25

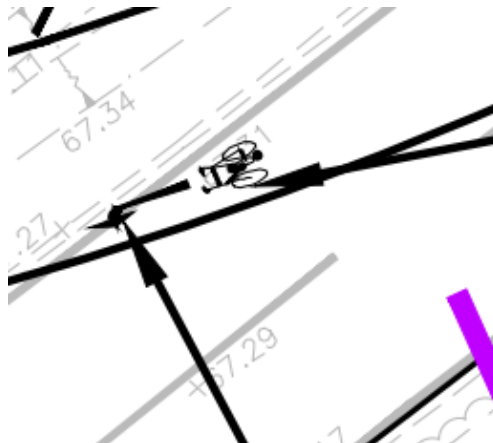
4. The LHA consider the fire tender swept paths acceptable; as per the previous comments in response to application no. 240892.

Abley Letchford Drawing No. A389-LR-1201-Rev-P8 (*Traffic Signs and Road Markings*) dated 03.25

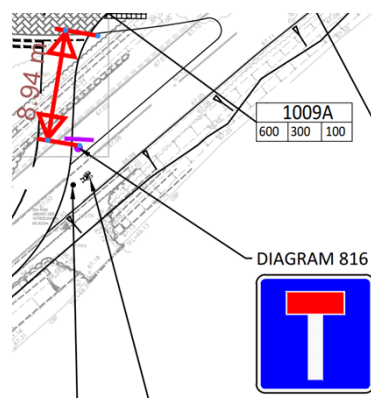
5. The LHA require confirmation that signs will be illuminated or reflectorised in accordance with Regulation 8 of the Traffic Signs, Regulations and General Directions (2016). The drawing does not state that any of the signs shown will be illuminated.
6. The LHA require provision of at least one blue shared use sign to TSRGD Diagram Sign 956 on the section of shared use footway between Waterloo Road and the South West Link Road. A screenshot of the section in question is provided below.



7. The LHA request confirmation that dropped kerbs will be provided in locations where the road markings direct cyclists to rejoin the carriageway or leave the carriageway and rejoin the shared footway/cycleway. An example location is shown below.



8. The LHA require the T junction sign to be located closer to the junction of Waterloo Road and the SW Link Road. It would appear it can be located circa. 9m closer to the junction within the green verge area. This would aid drivers in seeing the sign earlier and avoiding use of Waterloo Road and the T-Junction.



Swept Paths

9. In the previous comments from the LHA dated 16th January 2025, the LHA confirmed it's satisfaction with the following swept path analysis:
 - a. Swept paths of a single decker bus has been submitted which is welcome, as has information which confirms the frequency of two buses travelling in opposite directions passing each other, as required by Manual for Streets Paragraph 6.5.8.
 - b. Swept paths of a refuse vehicle – a widening of 0.5m was needed at the bend where 2 refuse vehicles pass very close to each other, although highways were content for this to be included in the detailed design work through the highways agreement process and secured by condition.
 - c. Swept paths of a fire tender were provided and considered acceptable.

Materials Plan

10. Drawing number A389-LR-701 Rev P8 has been submitted showing the proposed materials.
11. The proposed materials will need to be included in the highway construction details which will be secured by planning condition.

Road Safety Audit

12. The applicant should confirm where further advice has been sought by the Road Safety Auditor. Previous comments issued by the LHA suggested that the auditors advice should be sought on whether the RSA would be reviewed for the inclusion of the accesses.

Framework Construction Environmental Plan

13. The framework CeMP is nearly there.
14. All hoarding would need to be off highway.
15. The final document would need to be continually monitored and if any significant changes are proposed these would need to be submitted to the LPA for approval. This has been included which is welcome.
16. Please note 3.15 needs to be amended to reflect this project. This has been amended which is welcome.
17. If these amendments are carried out, highways would then be able to recommend that the final document be secured through a planning condition.
18. The response stated that the document will be amended and submitted. No amended document has been submitted. Document A389-R010 Rev A has been submitted which is welcome. Highways is now content to secure this document through a planning condition.

Conditions & Reasons (if required)

CEMP

The approved Construction Environmental Management Plan (CEMP) Abbey Letchford partnership Ltd, Reference A389-R010 Rev A dated 9th September 2024) that was submitted with the application shall be implemented in full. The CEMP shall be reviewed and updated, if necessary, on an ongoing basis and any updated details shall be submitted for approval to the Local Planning Authority.

Reason: To minimise the environmental impacts of construction and to protect residential amenity. Relevant policy CP1 and CP3

Highway Construction Details

Prior to the commencement of development, full details of the construction of roads, cycleways and footways, including levels, visibility splays, swept paths, widths, construction materials, depths of construction, surface water drainage and lighting shall be submitted to and approved in writing by the local planning authority.

The road will need to be constructed in accordance with the approved details prior to opening unless otherwise agreed in writing by the local planning authority.

Reason: 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

There needs to be a Grampian condition to secure the closure of Waterloo Road to through traffic, say with in a month of the link road opening.

Date:	31 st July 2025	Signed:	Ben Amey
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