



Project Name : Land West of Kingfisher Grove, Three Mile Cross

Job No : 23-117

Note Title : Estates Roads and Access Specification - Addendum 1

Author : AK

Checked : GG

Approved : GG

Date : February 2026

1.0 INTRODUCTION

1.1.1 Odyssey has been commissioned by Sovereign Network Group to prepare a specification document supporting the discharge of Condition 07 of the Outline Planning Consent and the S106 Estate Roads Specification for the Kingfisher Grove residential development in Wokingham.

1.1.2 Condition 07 states “Prior to the commencement of development, full details of the construction of the access, including levels, widths, construction materials, depths of construction, surface water drainage, boundary treatment, landscaping and lighting shall be submitted to and approved in writing by the local planning authority. Each dwelling shall not be occupied until the vehicle access to serve that dwelling has been constructed in accordance with the approved details to road base level and the final wearing course will be provided within 3 months of occupation, unless otherwise agreed in writing by the local planning authority.”

1.1.3 Odyssey prepared a technical note (report reference 23-117-05B) to support the discharge of Condition 07. A consultation response was received from Wokingham Borough Council, a copy of the comments is included in **Appendix A**. This addendum, which should read in conjunction with the technical note, addresses these comments.

2.0 RESPONSE TO WOKINGHAM BOROUGH COUNCIL COMMENTS

2.1.1 Wokingham Borough Council provided the following comment (*in bold italics*) in February 2025.



The applicant has provided information for the first 10-15m of site access only. To accord with the second part of Condition 7 that states “Each dwelling shall not be occupied until the vehicle access to serve that dwelling has been constructed in accordance with the approved details.....” details of the loop road within the development, including levels & widths need to be provided and approved.

2.1.2 Please refer to the updated drawing number 23-117-002 Rev.M where full levels and selected measurements for the loop road are provided. All other proposals for the road are subject to a detailed design stage.

Drawing 23-117 23-117-103 A indicates 5.0m carriageway when Paragraph 1.4.2 states: The access ties into the existing highway with a 6.0m wide carriageway and 2.0m wide footways on both sides. Clarification as to the proposed carriageway width and how it complies with “WBC Living Streets 2019 – A Highway Design Guide for Wokingham” is requested

2.1.3 The width of the access at the junction was decided and agreed during the reserved matters planning stage and as such follows the approved drawing ITB15490-GA-002 Rev.E by i-Transport (condition 5 of the appeal states that development shall be carried out in accordance with the aforementioned plan).

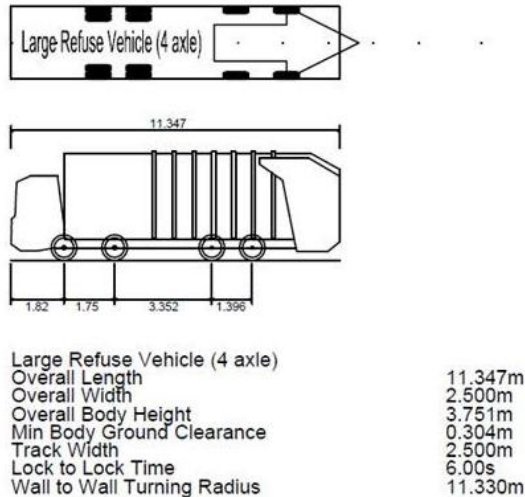
Paragraph 1.4.3 states “Visibility splays of 2.4m x 43m are provided in each direction and have been demonstrated to be achievable within the adopted highway or within the applicant’s control. Drawing 23-117 23-117-103 Rev A shows 2.4m x 25m visibility splays where the proposed access meets the existing Kingfisher Grove and 1.5m x 19m splays at the pedestrian crossing point. Clarification as to the proposed visibility splays and how they comply with “WBC Living Streets 2019 – A Highway Design Guide for Wokingham” is requested.

2.1.4 The visibility splays for the scheme were decided and agreed during the planning stage and as such follows the approved drawing ITB15490-GA-002 Rev.E by i-Transport (condition 5 of the appeal states that development shall be carried out in accordance with the aforementioned plan). Please refer to the updated drawing 23-117-103 Rev.B which accords with the planning approved drawing ITB15490-GA-002 Rev.E.

Paragraph 1.4.4 states that “Vehicle tracking confirms that a large refuse vehicle can enter and exit the site in forward gear”. This has not been provided. Vehicle tracking is to be submitted to show Refuse and Fire access into, circumnavigation of, and exit from site in the forward gear. The specifications for the design vehicles are provided below.



Refuse Vehicle



2.1.5 Please refer to tracking drawing ITB19902-GA-001 Rev.C which shows swept path analysis for the refuse vehicle. As fire appliance is smaller than the refuse vehicle it is deemed that fire appliance could track the scheme in a similar way by default.

Clarity is requested on what the surface finish is proposed to be for the 1.0m strip between the footway and adjacent visitor parking bays (western side of development) to demonstrate that it does not impede access between the vehicle and the footway.

2.1.6 Full proposals of the road and associated finishes are subject to detailed design stage however it is expected that this 1.0m strip would be finished with a similar material to the footways across the site (i.e. asphalt concrete Or another similar hard standing surface).

Details of the retained connection of the access to the public right of way (PROW) in the form of a Byway Open to All Traffic (B.O.A.T) where it meets the site access is to be provided (junction of site access and Kingfisher Grove). To enable all users to access the PROW, dropped kerbs are required both on the southern kerb line (where the PROW meets the carriageway and on the northern kerb line to provide a crossing point from the 2.0m footway. It is recommended that the applicant consult with the WBC PROW team regarding this.

2.1.7 Full proposals of the BOAT crossing and associated finishes would be subject to detailed design stage however initial proposals are indicated on drawing 23-117-104 Rev.B (subject to liaison and agreement from the WBC PROW team).

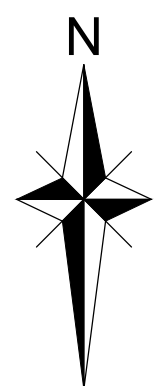
DRAWINGS

23-117-002M Indicative Levels Strategy

23-117-103B Site Access General Arrangement

23-117-104B Site Access Construction Makeup

ITB19902-GA-001 Rev.C Swept_Paths_Refuse_Site



- NOTES**
- DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
 - ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES.
 - ALL EXISTING LEVELS, GRADIENTS, DEPTHS, ETC. ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ARE TO REPORTED TO THE ENGINEER IMMEDIATELY
 - TOPOGRAPHICAL SURVEY HAS BEEN PROVIDED BY GROUND SURVEYS LTD. DRAWING REFERENCE 7280-01A. DATED JANUARY 2020.
 - SITE LAYOUT HAS BEEN PROVIDED BY DWG ARCHITECTS
 - THE LEVELS SHOWN ON THIS DRAWING ARE INDICATIVE AND SUBJECT TO CHANGE.
- KEY**
- PROPOSED SITE BOUNDARY
 - PROPOSED FINISHED FLOOR LEVEL
 - PROPOSED HIGHWAY CONTOURS (SHOWN AT 20mm INTERVALS)

M	SITE LAYOUT UPDATED, DIMS ADDED	AK	GG	GG	17.02.26	26.02.26
L	FFL NOTE UPDATED	CR	NM	NM	17.10.24	24.10.24
K	SITE LAYOUT UPDATED	CR	NM	GG	07.10.24	24.10.24
J	PROPOSED LEVELS UPDATED	CR	CF	GG	30.09.24	24.10.24
I	PROPOSED LEVELS UPDATED	BJ	CF	GG	17.09.24	24.10.24
H	PROPOSED LEVELS UPDATED	CR	NM	GG	23.08.24	24.10.24
G	SITE LAYOUT (PROPOSED TREES) UPDATED	CR	NM	GG	11.07.24	24.10.24
F	SITE LAYOUT UPDATED	CR	NM	GG	05.07.24	24.10.24
E	SITE LAYOUT, DRAINAGE BASINS, UPDATED	CN	CR	GG	07.06.24	24.10.24
D	SITE LAYOUT UPDATED	CN	CR	GG	25.03.24	24.10.24
C	LEVELS UPDATED AS PER COMMENTS	CN	CR	NM	22.03.24	24.10.24
B	ALTERNATIVE LEVELS FOR COMMENT	CR	CR	NM	18.03.24	24.10.24
A	INITIAL ISSUE FOR COMMENT	CN	CR	GG	11.03.24	24.10.24
Rev	Amendments	Des	Chk	App	Date	



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Website: www.odysseyconsult.co.uk

Job Title

LAND WEST OF KINGFISHER GROVE, THREE MILE CROSS

Drawing Title

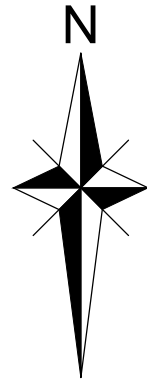
INDICATIVE LEVELS STRATEGY

Client

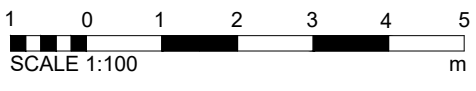
SOVEREIGN

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Drawn	Checked	Approved
CN	NM	GG
Job No	Drawing No	Rev
23-117	23-117-002	M

P:23-117 - Land West of Kingfisher Grove, Three Mile Cross\Tech\Acad\Drawings\Outline Condition 15 Access Construction\23-117-103 Site Access General Arrangement.dwg



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- NOTES
- DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
 - ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES.
 - ALL EXISTING LEVELS, GRADIENTS, DEPTHS, Etc. ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ARE TO REPORTED TO THE ENGINEER IMMEDIATELY
 - TOPOGRAPHICAL SURVEY HAS BEEN PROVIDED BY GROUND SURVEYS LTD. DRAWING REFERENCE 7280-01A. DATED JANUARY 2020.
 - SITE LAYOUT HAS BEEN PROVIDED BY DWG ARCHITECTS
 - THE LEVELS SHOWN ON THIS DRAWING ARE INDICATIVE AND SUBJECT TO CHANGE.
 - ALL TESTING REQUIRED TO OBTAIN ADOPTION FROM WOKINGHAM BOROUGH COUNCIL IS TO BE CARRIED OUT AT THE CONTRACTORS EXPENSE.
 - ALL AFFECTED EXISTING SERVICE COVERS / IRON WORK TO BE ADJUSTED TO SUIT THE PROPOSED LEVELS WITH THE APPROVAL OF THE APPROPRIATE STATUTORY UNDERTAKER
 - CONTRACTOR TO LOCATE THE POSITION AND DEPTH OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - INFORMATION SHOWN IS IN PERSUANCE OF CLEARING OUTLINE CONDITION 15 OF THE PLANNING APPROVAL.

- KEY
- VISIBILITY SPLAY
 - PEDESTRIAN VISIBILITY SPLAY
 - EXISTING HIGHWAY LAND
 - ACCESS ROAD

B	VISIBILITY SPLAYS ADJUSTED TO ACCORD WITH A PLANNING APPROVED DRAWING ITB15490-GA-002 Rev.E		AK	GG	GG	17.02.26
A	DRAWING TITLE AMENDED		LG	BO	GG	21.11.25
Rev	Amendments		Drn	Chk	App	Date



ODYSSEY

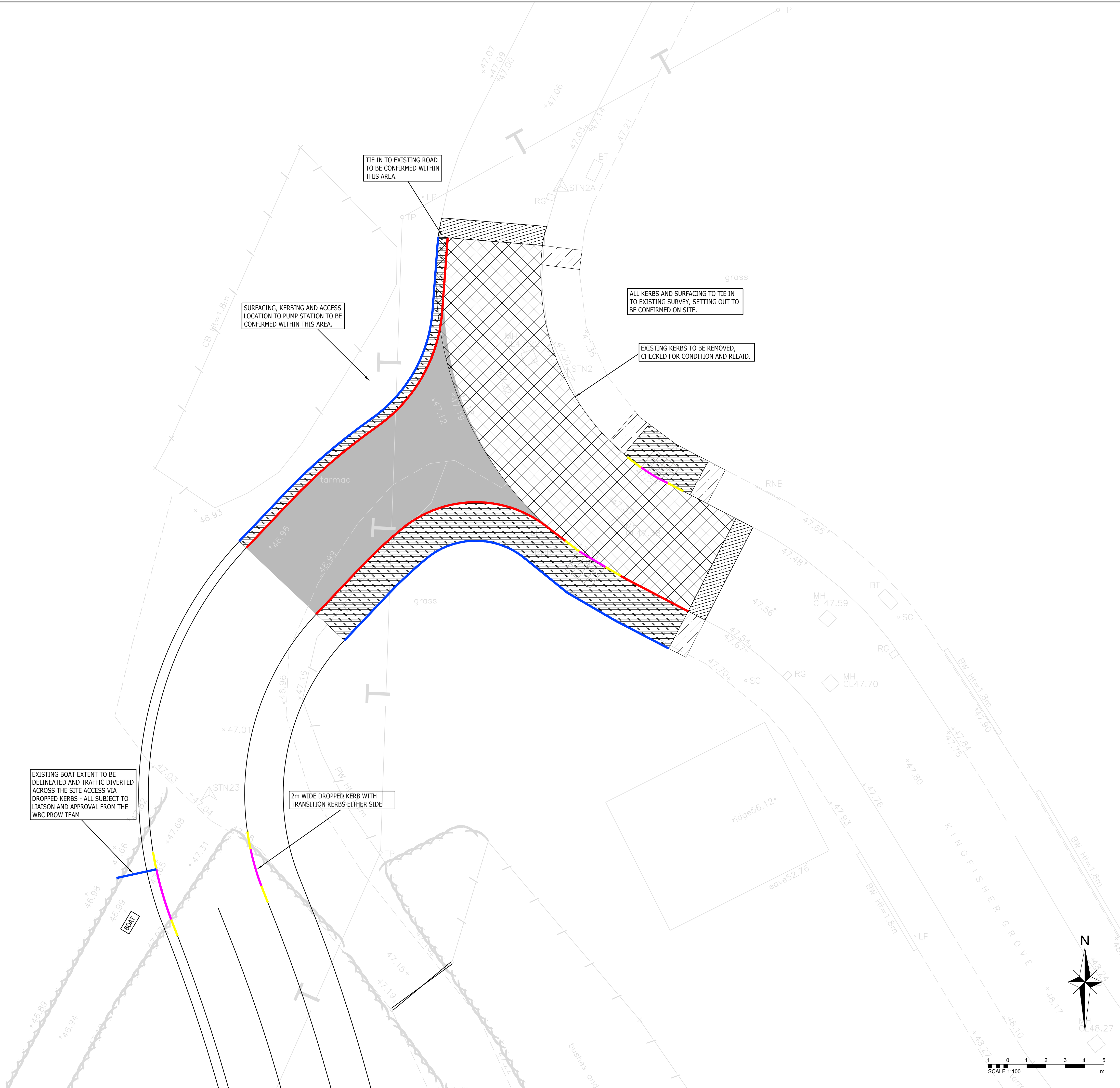
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Romsley SO51 9QJ

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E: info@odysseyconsult.co.uk
W: www.odysseyconsult.co.uk

Job Title LAND WEST OF KINGFISHER GROVE, THREE MILE CROSS		
Drawing Title GENERAL ARRANGEMENT OUTLINE CONDITION 07		
Client SOVEREIGN		
Scale 1:100 @A1	Date 16.10.25	Designed LG
Drawn LG	Checked BO	Approved BO
Job No 23-117	Drawing No 23-117-103	Rev B

P:23-117 - Land West of Kingfisher Grove, Three Mile Cross\Tech\Acad\Drawings\Outline Condition 15 Access Construction\23-117-104 Site Access Construction Makeup.dwg

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NOTES

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS AND OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
- ALL ADAPTABLE WORKS IN ACCORDANCE WITH WOKINGHAM BOROUGH COUNCIL (WBC) STANDARD DETAILS AND SPECIFICATION FOR HIGHWAY WORKS (S.H.W.) LATEST EDITION AND CURRENT BRITISH STANDARDS.
- NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PERMISSION FROM THE ENGINEER.
- ALL SOFT SPOTS AND VOIDS SHALL BE REMOVED PRIOR TO CONSTRUCTION AND REPLACED WITH SUITABLE FILL MATERIAL AS AGREED WITH WBC HIGHWAY ENGINEER.
- ALL CONCRETE AND CONCRETE PRODUCTS BELOW GROUND LEVEL SHALL BE SULPHATE RESISTANT DEPENDENT ON SUBSOIL CONDITIONS.
- WITH SUB-BASE MATERIAL PARTICULAR ATTENTION SHALL BE PAID TO PLACING AND COMPACTING TO ACHIEVE MAXIMUM DENSITY.
- ALL ASPHALT / BITUMINOUS MATERIAL SHALL BE TRANSPORTED, LAID, COMPACTED AND TESTED TO BS 594987 ALL BY AN EXPERIENCED CONTRACTOR.
- WHERE THE WIDTH OF FULL DEPTH CONSTRUCTION IS LESS THAN 1000mm CONSTRUCTION LAYERS BELOW SURFACING SHALL BE REPLACED WITH ST4 CONCRETE.
- ALL JOINTS IN BINDER AND BASE COURSES TO BE SEALED WITHIN 24 HOURS IN ACCORDANCE WITH SHW CLAUSE 903.
- EXACT EXTENT OF HIGHWAY RESURFACING TO BE AGREED ON SITE WITH WBC HIGHWAY ENGINEER.
- THE PAVEMENT CONSTRUCTION HAS BEEN DESIGNED ON THE BASIS OF AN ASSUMED WORST CASE CBR VALUE OF 5%. THE CONTRACTOR AT HIS OWN EXPENSE IS TO UNDERTAKE INSITU TESTING AT 30 METRE CENTRES TO ESTABLISH THE ACTUAL CBR VALUES AND ADJUST THE PAVEMENT FOUNDATION CONSTRUCTION IN ACCORDANCE WITH THE WBC FOUNDATION TABLE SHOWN ON DRAWING 23-190/112. THE CONTRACTOR IS TO LIAISE WITH THE ENGINEER IF THERE IS ANY DISCREPANCY. IN THE EVENT THE INSITU TESTING CONFIRMS THAT CBR'S ARE LESS THAN 2.5% REFER TO ENGINEER FOR APPROPRIATE ACTION TO STABILISE OR REINFORCE THE GROUND.
- COPIES OF ORDERS SHALL BE MADE AVAILABLE TO THE ENGINEER.
- COPIES OF DELIVERY TICKETS AND RECORDS OF WHERE MATERIALS ARE LAID.
- CERTIFICATION SHALL BE PROVIDED OF DELIVERY AND ROLLING TEMPERATURES.
- EXISTING PAVEMENT STRUCTURE TO BE CONFIRMED WITH CORE SAMPLES TO ASSESS SUITABILITY BEFORE OVERLAY CONSTRUCTION DESIGN CAN BE FINALISED.
- INFORMATION SHOWN IS IN PERSUANCE OF CLEARING OUTLINE CONDITION 15 OF THE PLANNING APPROVAL.

KEY

- FULL DEPTH CARRIAGEWAY CONSTRUCTION. REFER TO ODYSSEY DRG 23-117/...
- FULL DEPTH FOOTWAY CONSTRUCTION. REFER TO ODYSSEY DRG 23-117/...
- CARRIAGEWAY OVERLAY AND TIE IN CONSTRUCTION. REFER TO ODYSSEY DRAWING 23-117/...
- FOOTWAY TIE IN CONSTRUCTION. REFER TO ODYSSEY DRAWING 23-117/...
- TEMPORARY END OF ROAD. BITUMINOUS MATERIAL WITH 1 IN 10 GRADIENT TO EXISTING GROUND. REFER TO DRAWING 23-117/...
- BLISTER TACTILE PAVING (COLOUR TO ARCHITECT SPECIFICATION). REFER TO ODYSSEY DRAWING 23-117/...
- HALF BATTERED PRECAST CONCRETE KERB. REFER TO DRAWING 23-117/...
- PRECAST CONCRETE EDGING KERB. REFER TO DRAWING 23-117/...
- PRECAST CONCRETE CHANNEL KERB. REFER TO DRAWING 23-117/...
- PRECAST CONCRETE TRANSITION KERBS BETWEEN HB2 & DK. REFER TO DRAWING 23-117/...
- PRIVATE ACCESS ROAD.

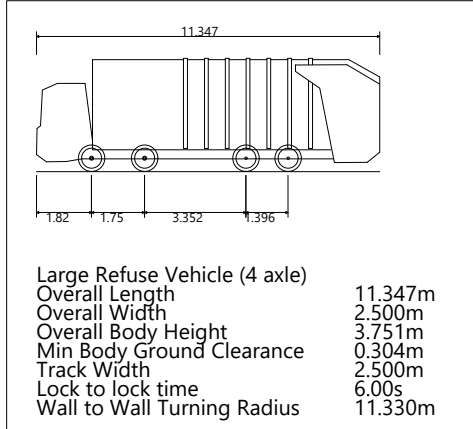
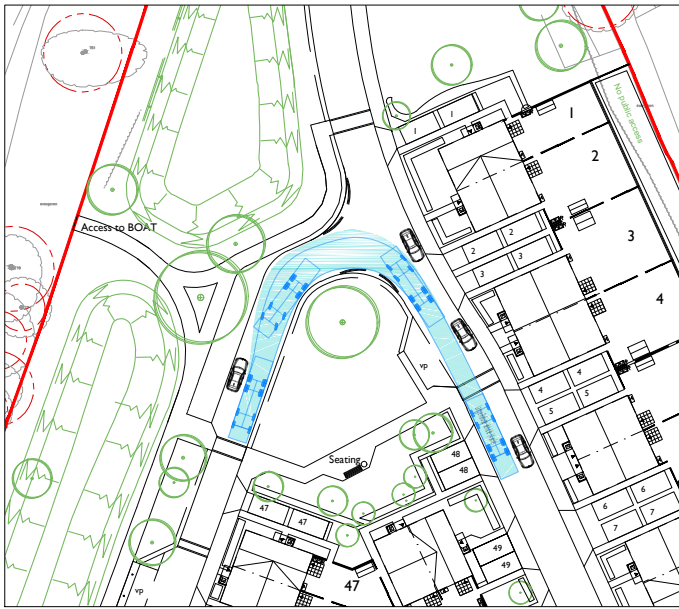
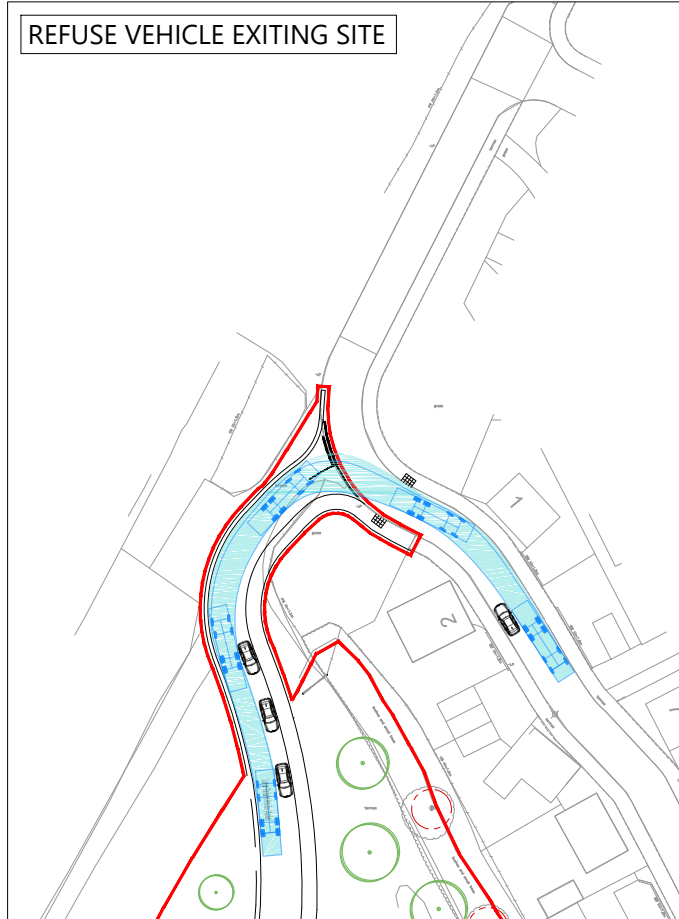
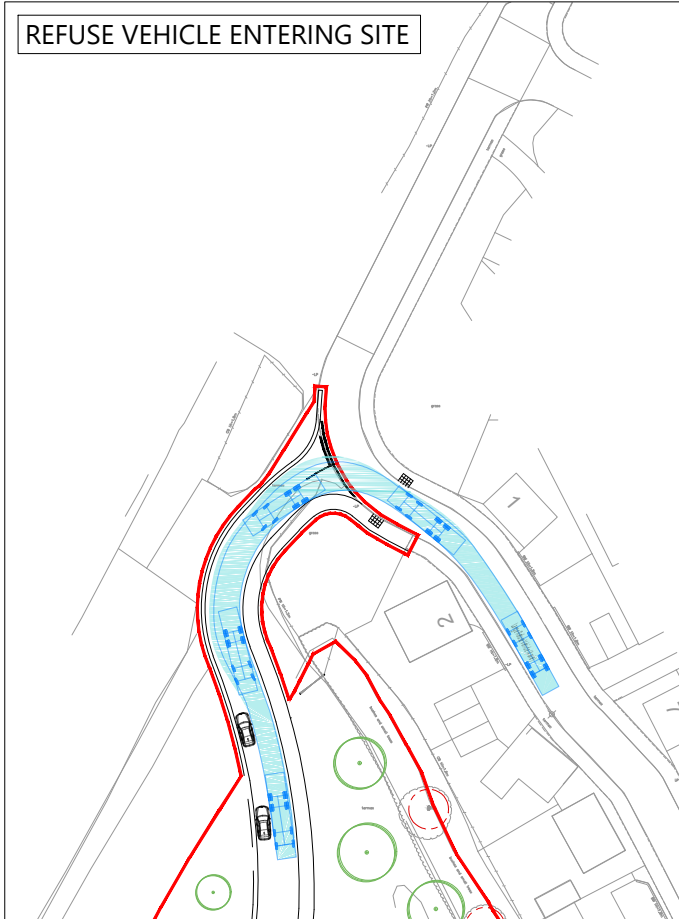
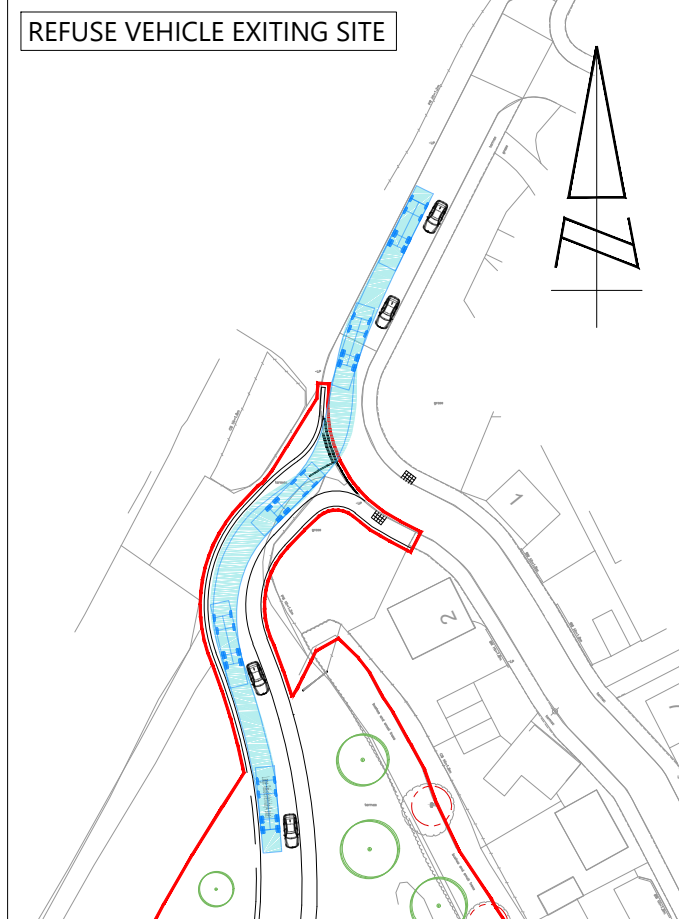
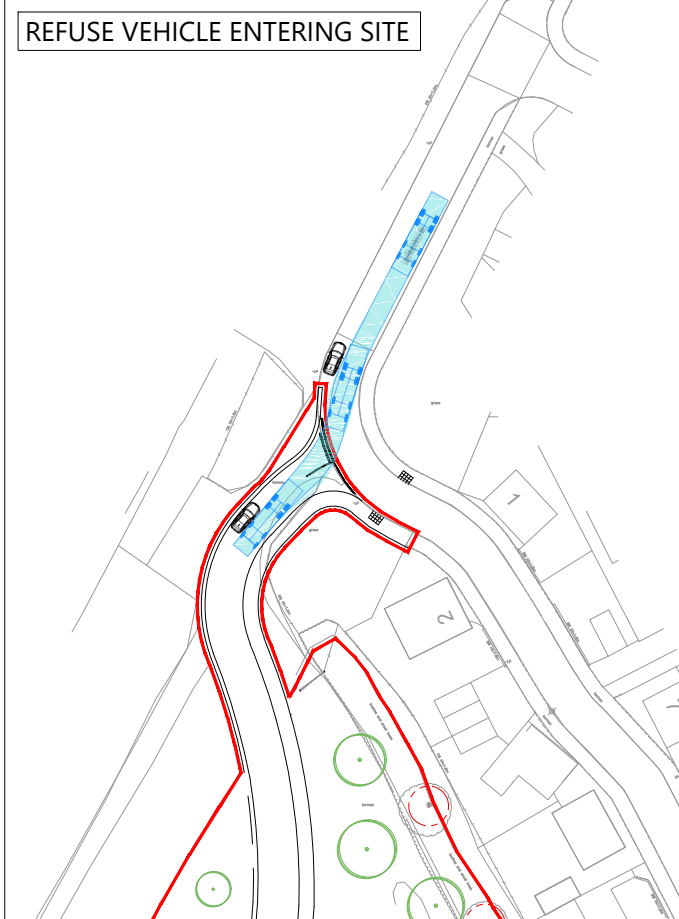
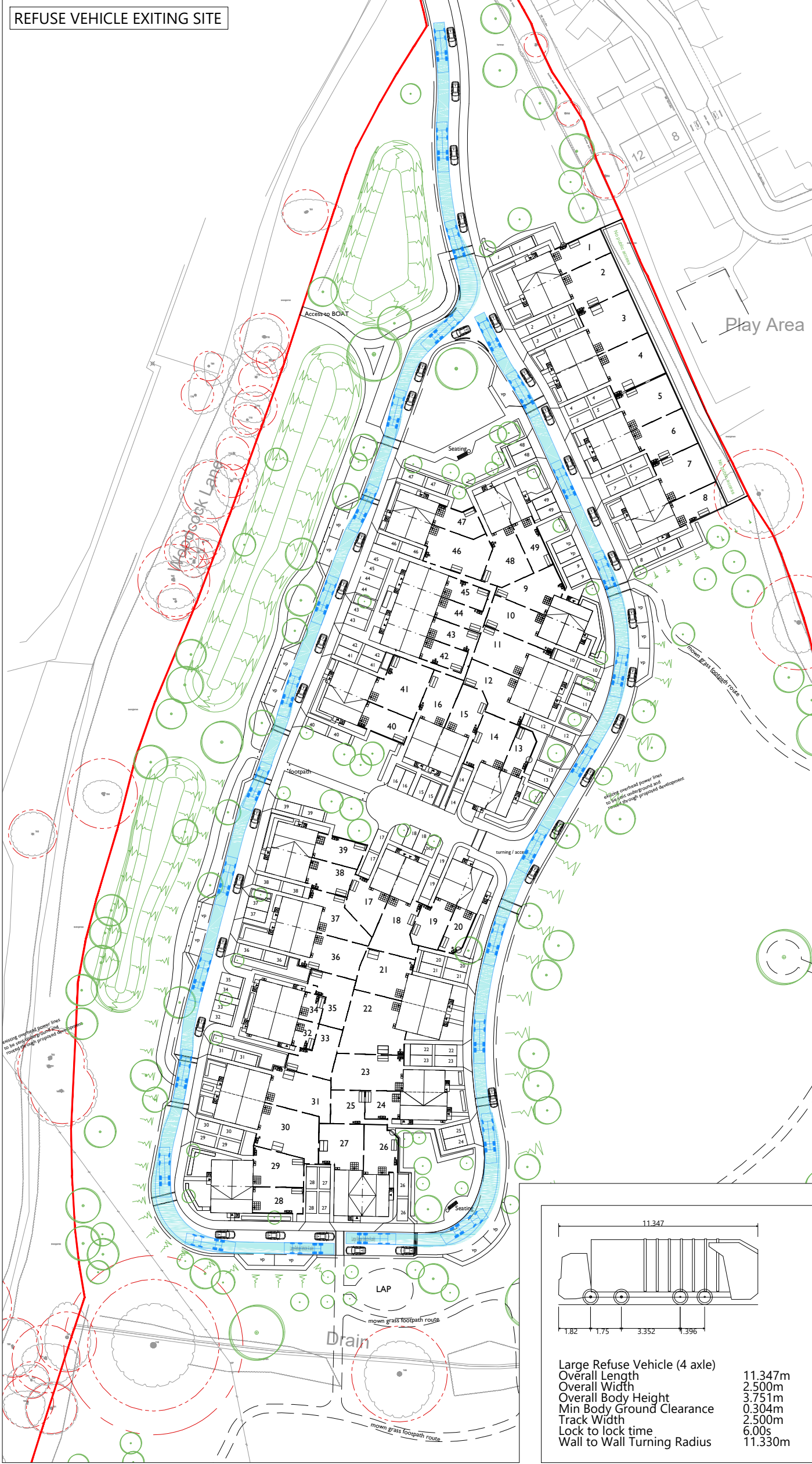
B	DROPPED KERBS INDICATED AT THE BOAT CROSSING	AK	GG	GG	17.02.26
A	DRAWING TITLE AMENDED	LG	BO	GG	21.11.25
Rev	Amendments	Dm	Chk	App	Date

**ODYSSEY**

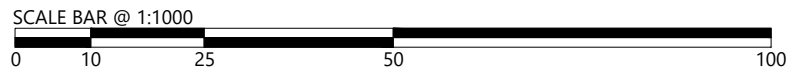
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E: info@odysseyconsult.co.uk
W: www.odysseyconsult.co.uk

Job Title		
LAND WEST OF KINGFISHER GROVE, THREE MILE CROSS		
Drawing Title		
SITE ACCESS CONSTRUCTION MAKEUP OUTLINE CONDITION 07		
Client		
SOVEREIGN		
Scale	Date	Designed
1:100 @A1	OCT 25	LG
Drawn	Checked	Approved
LG	BO	BO
Job No	Drawing No	Rev
23-117	23-117-104	B



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The Square, Basing View,
Basingstoke, Hampshire, RG21 4EB
Tel: 01256 898366
www.i-transport.co.uk

REV	DATE	BY	DESCRIPTION
C	18.02.25	JD	SITE LAYOUT UPDATED
B	07.10.24	JD	SITE LAYOUT UPDATED
A	27.06.24	JD	SITE LAYOUT UPDATED
STATUS: FOR INFORMATION			

CHK	APD	PROJECT
LB	LB	TITLE: SITE LAYOUT - SWEEP PATH ANALYSIS - SUPER LARGE REFUSE VEHICLE
LB	LB	PROJECT: KINGFISHER GROVE, THREE MILE CROSS
LB	LB	CLIENT: SOVEREIGN NETWORK GROUP

DRAWN: JD	CHECKED: LB	APPROVED: LB
PROJECT No: ITB19902	SCALE @ A2: 1:1000	DATE: 05.03.24
DRAWING No: ITB19902-GA-001	REV: C	

APPENDIX A

Wokingham Borough Council Comments

Date: 16 January 2026
Application: 260055



**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: 260055

Applicant: Mrs Jenny Grote

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

Parish: Shinfield

Grid Reference: Easting - 470941, Northing - 167278

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning approval 201002 dated 31.01.2023 (APP/X0360/W/22/3304042). Condition 7 relates to details of the construction of the access.

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 260055. 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 **6 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	SC (STANTEC)		
Service	WBC Highways	App No:	260055
Address:	Land west of Kingfisher Grove, Three Mile Cross.		
Proposal:	Application for submission of details to comply with the following conditions of planning approval 201002 dated 31.01.2023 (APP/X0360/W/22/3304042). Condition 7 relates to details of the construction of the access.		
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

Condition 7 states:

Prior to the commencement of development, full details of the construction of the access, including levels, widths, construction materials, depths of construction, surface water drainage, boundary treatment, landscaping and lighting shall be submitted to and approved in writing by the local planning authority. Each dwelling shall not be occupied until the vehicle access to serve that dwelling has been constructed in accordance with the approved details to road base level and the final wearing course will be provided within 3 months of occupation, unless otherwise agreed in writing by the local planning authority.

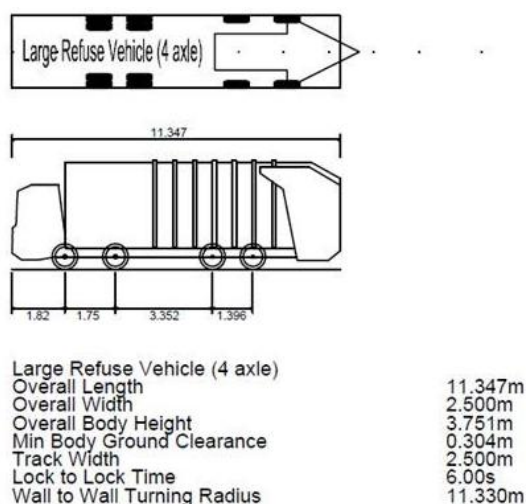
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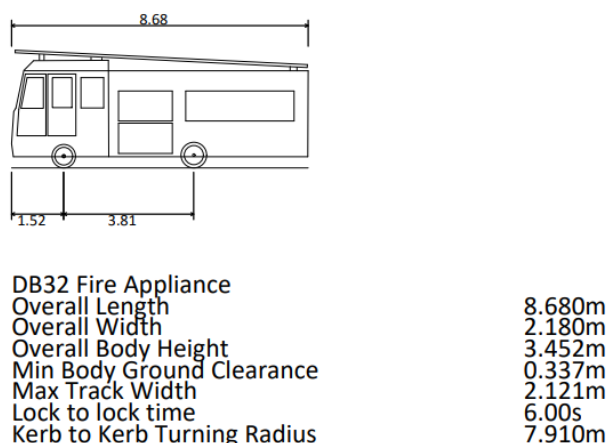
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Refuse Vehicle:



Fire Pump Appliance:



Clarity is requested on what the surface finish is proposed to be for the 1.0m strip between the footway and adjacent visitor parking bays (western side of development) to demonstrate that it does not impede access between the vehicle and the footway.

Details of the retained connection of the access to the public right of way (PROW) in the form of a Byway Open to All Traffic (B.O.A.T) where it meets the site access is to be provided (junction of site access and Kingfisher Grove). To enable all users to access the PROW, dropped kerbs are required both on the southern kerb line (where the PROW meets the carriageway and on the northern kerb line to provide a crossing point from the 2.0m footway. It is recommended that the applicant consult with the WBC PRow team regarding this.

Date:	06/02/2026	Signed:	SC (STANTEC)
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