

Date: 10 April 2025
Application: 250902



**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,

Consultation from adjoining LA Consultation

Application Number: 250902

Applicant: Claire Woolf

Site Address: Land to the West of Dukes Field Road, Riseley, Reading

Parish:

Grid Reference: Easting - 472037, Northing - 162904

Type of Development:

Proposal: Consultation from Hart District Council for the following proposal: Erection of one 4 bedroom dwelling with associated access, parking refuse storage and landscaping.

Case Officer: Marcus Watts

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 250902. 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:	JP		
Service	WBC Highways	App No:	250902
Address:	Land to the West of Dukes Field Road, Riseley, Reading.		
Proposal:	Consultation from Hart District Council for the following proposal: Erection of one 4 bedroom dwelling with associated access, parking refuse storage and landscaping.		
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

General

WBC Highways have been invited to provide comments for this site, which is situated on the boundary of WBC. The proposal involves erection of a new dwelling and creation of new access off Basingstoke Road.

The traffic generated from one dwelling will unlikely have significant impact on the local highway network.

Access

A new access is proposed off Basingstoke Road, adjacent to the change in speed limits from 30 mph to 60mph. The applicant has assessed the visibility based on the 85th percentile speed of 7-day average of ATC results. In general, the survey speed of 5-day average is higher than that of 7-day average.

The WBC would expect to see the visibility splays to be assessed with the 85th percentile of 5-day average and the raw survey data. The visibility splays into WBC could be acceptable in principle subject to the provisions of these information.

Conditions & Reasons (if required)

Date:	11/4/2025	Signed:	JP
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