

Date: 18 February 2026
Application: 260383



**WOKINGHAM
BOROUGH COUNCIL**

SDL Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear SDL Highways,

Discharge of condition Consultation

Application Number: 260383

Applicant: Mr Gary Du Preez

Site Address: Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

Parish: Finchampstead

Grid Reference: Easting - 477139, Northing - 164324

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 140764 dated 09/01/2017, varied under 181194 dated 14/11/2018. Condition 29 Badger Protection Measures. Condition 32 Design of Roads. Condition 33 Construction Access. Condition 47 Wetland Features. Condition 55 External Lighting.

Case Officer: Baldeep Pulahi

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 260383. 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 **13 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	BA		
Service	SDL Highways	App No:	260383
Address:	Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 140764 dated 09/01/2017, varied under 181194 dated 14/11/2018. Condition 29 Badger Protection Measures. Condition 32 Design of Roads. Condition 33 Construction Access. Condition 47 Wetland Features. Condition 55 External Lighting.		
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 not provided comment on Conditions 29, 47, or 55. This response considers Outline Conditions 32 (Detailed Design of Roads) and 33 Construction Access.

Condition 32 Design of Roads

The LHA are satisfied with the details submitted for Condition 32 (Detailed Design of Roads). Condition 32 can be discharged.

The Condition is as follows:

“Outline Condition 32 (Detailed Design of Roads)

No development within any sub-phase of the development hereby approved shall commence until the Local Planning Authority have approved in writing details pertaining to that sub phase of:

- i) *The width, alignment, gradient and surface materials for any propose roads/footways/footpaths/cycleways within and serving that development sub-phase including all relevant horizontal and longitudinal cross sections showing existing and proposed levels, designed to a standard capable of adoption under Section 278 or 38 of the Highways Act 1980;*
- ii) *bus access, egress and turning; and*
- iii) *bus stop civil works.*

The development shall be carried out in accordance with these approved details.”

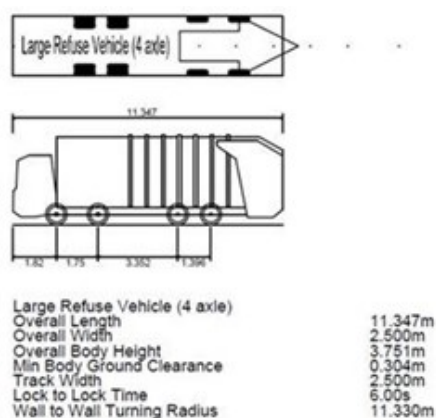
The applicant has submitted lighting layout, refuse vehicle tracking, fire tender vehicle tracking, car vehicle tracking, general arrangement plans, proposed levels and contour plans, pavement finishes and kerb types, longitudinal sections and an adoption plan in relation to this condition.

Swept Path Analysis

The LHA are satisfied with the submitted Swept Path Analysis.

The applicant has not provided swept path analysis of a bus which is to be provided in line with the condition.

The applicant has provided swept path analysis for a 4.8m saloon car, 8.68m fire tender, which are acceptable. The applicant has also provided swept path analysis for a 11.2m refuse vehicle. The refuse vehicle which is required to be tracked is set out below:



The plans showing the refuse vehicle swept path analysis also highlights the carrying distances between plots and the bin collection points. In line with Manual for Streets the maximum carrying distances for households is 30m and 25m for refuse collection operators from the collection point.

In several locations the household carry distance is exceeded as it is assumed the bin stores are located for the dwellings in the rear gardens (as this is where the measurement to the collection points is located). The applicant is to position the bin stores for dwellings to ensure that they are within the maximum carrying distance. This is only the case for a few dwellings across the parcel.

Condition 33: Construction Access

The LHA are satisfied with the details submitted for Construction access. Condition 33 can be discharged.

The condition is as follows:

“Outline Condition 33 (Details of Construction Access)

Details of any construction access(es) to be provided for each sub-phase shall be submitted to, and approved by the Local Planning Authority, prior to commencement of development in that sub-phase and implemented in accordance with the approved details.”

The applicant has provided an Appendix of a document prepared by Vistry Housebuilding which shows the construction routes to the site. This shows that construction traffic will enter from either the A327 or Nine Mile Ride. At no point construction traffic will be directed to use either Sheerlands Road or Park Lane to enter or exit the site.

The proposed construction routing is considered acceptable; however, the applicant is to confirm whether the access to the construction site is the same for each sub-phase of the parcel as details for this has not been provided. The applicant is to demonstrate that there is suitability visibility and internal manoeuvrability within the construction compound to ensure access and egress of construction vehicles is achievable in the forward gear. Appropriate signage should also be provided. Swept path analysis of the largest vehicle accessing the construction area should be demonstrated.

Date:	01.07.2026	Signed:	BA
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