

Date: 5 September 2024
Application: 242011



**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,

Full Planning Approval Consultation

Application Number: 242011

Applicant: Mr Karl Richards

Site Address: Land east of Warren Lodge, Warren Lane, Finchampstead, RG40 4HR

Parish: Finchampstead

Grid Reference: Easting - 479478, Northing - 164374

Type of Development: Minor Gypsy and traveller pitches (1-9)

Proposal: Full application for the proposed change of use of land for the siting of 2 no. Gypsy and Traveller pitches with creation of a second access off Finchampstead Road and associated installation of soft and hard landscaping.

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 242011. 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:	242011
Address:	Land east of Warren Lodge, Warren Lane, Finchampstead, RG40 4HR.		
Proposal:	Full application for the proposed change of use of land for the siting of 2 no. Gypsy and Traveller pitches with creation of a second access off Finchampstead Road and associated installation of soft and hard landscaping.		
Type of Development:	Minor Gypsy and traveller pitches (1-9)		
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

The Highways received the revised submission to address to the Highways responses dated 9th September 2024. The previous memo has no further comments on sustainability, traffic impacts, cycle provisions and refuse collection strategy, so that those sections are no recapped in this response.

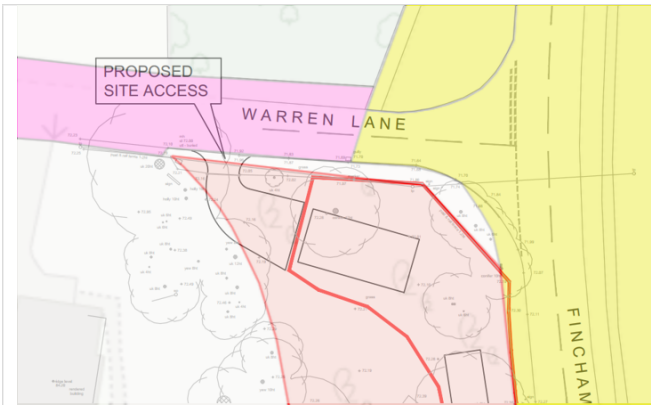
Access

The existing site access via Warren Lane will be utilised for the northern pitch (hereafter 'northern access'), and a new vehicular access via the B3016, Finchampstead Road will be provided for the southern pitch (hereafter 'eastern access').

Northern Access

Swept path analysis of a large saloon car is submitted as Drawing No. TR02. It is noted that the car will not be able to park at the proposed parking space in the Parking Plan and not able to turn properly within the proposed turning area and will encroach the adjacent parking space. The proposed design is inappropriate.

Meanwhile, as clarified, the northern access is included within the red line. However, the proposed red line does not connect with the public highways in yellow as shown below.



The applicant is expected to include all required land for the right of access to the site that is not part of public highways in the red line, serve notice to the landowner(s) on Warren Lane and to ensure have control on the land of the private road section of Warren Lane. If the red line does not revise to include reasonable right of vehicle access to the public highway, the Highways may recommend refusal to this applicant.

The PRow team shall be consulted for forming vehicular access along Warren Lane. The applicant shall consider the appropriateness of the proposed arrangements and to revise the red line if the northern access will be retained.

Eastern Access

The applicant has assessed the 2.4m x 120m visibility splays in Drawing No. 001. Visibility splays shall be assessed to the nearside edge of carriageway in both directions. The submitted visibility splays have not covered the nearside edges of the carriageway of both sides at the bend. Drivers are unable to see the approaching vehicles around the bend, which can cause highway safety impacts and is not acceptable.

The Highways have considered the one step below desirable min. SSD, which the required visibility splays are still unlikely to be achievable at the proposed access position due to the vegetation outside the red line. The applicant shall consider alternative access location, or potentially utilising the northern access to be the sole vehicle access of the site.

The pedestrian visibility of the proposed eastern access has not been assessed, which is required to be submitted.

Swept path analysis of a 13m long caravan is submitted as Drawing No. TR01. The applicant has demonstrated the swept path of a touring caravan. However, for the touring caravan to enter and leave the site in forward gear, the submitted swept path will encroach the adjacent parking space as shown below. The Highways also concern if the caravan of the southern pitch will be able to manoeuvre.

As suggested in the Planning Statement, the cycle storage provisions will be conditioned.

Summary

Insufficient information has been submitted, in respect of right of access, visibility, proper parking spaces and turning area, to demonstrate that the development will not have an adverse impact on highway safety. The applicant is required to supplement those details for further consideration.

Conditions & Reasons (if required)

Date:	11/10/2024	Signed:	JP
--------------	------------	----------------	----