
MEMORANDUM

From:	Ben Amey Development Control		
Service	WBC Highways	App No:	251291
Address:	Car Park at West Court SANG, Arborfield Green		
Proposal:	Full application for a car park to serve West Court SANG with associated landscaping, drainage and ancillary works. The application is submitted to discharge Conditions 5 and 8 of Planning permission no. 240375.		
Site Visit Made:	Yes/No		

- ☐ 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**

Highways Development Control Consultation Response

This document provides the Local Highways Authority (LHA) consultation response to application no. 251291. This application is for the car park at West Court SANG and discharge of Conditions 5 and 8 of planning permission no. 240375. Transport Comments dated 16.02.24 were previously provided in response to app no. 240375. The LHA previously commented on the provision of 20 spaces and the space dimensions being 2.5m x 5.0m and deemed these aspects acceptable.

Condition 5 is for the submission of a CEMP and Condition 8 is for a Vehicular Access Gate. The LHA do not wish to provide comment on the CEMP given this relates to ecological impact, surveys and biodiversity.

Condition 8: Vehicle Access Gate

The gate incorporates a 2.1m height restrictor which would prevent unauthorised use by HGVs or large vehicles.

The proposed vehicle access gate appears to be set back 5.25m from the edge of the carriageway. If the gate were locked, then there would be space for a large car to pull clear of the public highway whilst the gate is opened; without blocking the freeflow of traffic on West Court Access Road.

A visibility splay of 2.4m x 25m is shown at the access junction with West Court. The visibility splay meets the Manual for Streets visibility standard for a 20mph Speed Limit. West Court is subject to a speed limit of 10mph and therefore the 2.4m x 25m visibility splay is deemed acceptable by the LHA.

The car parking plan includes 2 blue badge/disabled parking spaces, cycle parking and a locking post, as per previous comments provided by the Local Highways

Authority.

The LHA recommend a condition that the gate opens inwards to prevent the gate opening outwards towards West Court Road.

Recommendation

Condition CG3 - VISIBILITY SPLAYS (APPROVED)

Prior to the occupation of the development the proposed vehicular access shall have been formed and provided with visibility splays shown on the approved AECOM drawing number 60312043-CIV-510-Rev-P03, dated 1405/24 titled '*WEST COURT L&SANG CAR PARK LAYOUT PLAN GENERAL ARRANGEMENT & DETAILS*'. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

RG3: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

Condition: GATE SET-BACK

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no gates or barriers shall be erected unless set back a distance of at least 7 metres from the highway boundary and so as to open inwards (away from the highway).

RH7: To ensure that vehicles do not obstruct the highway whilst waiting for gates or barriers to be opened or closed, in the interests of road safety. Relevant policy: Core Strategy policies CP3 & CP6.

Dated:	9th June 2025	Signed:	Ben Amey
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