

Date: 20 March 2025
Application: 243124



WOKINGHAM
BOROUGH COUNCIL

SDL Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear SDL Highways,

Approval of Reserved Matters Consultation

Application Number: 243124

Applicant: Croudace Homes

Site Address: Land At Bridge Farm, Bridge Farm Lane, Twyford, Berkshire

Parish: Twyford

Grid Reference: Easting - 478329, Northing - 176644

Type of Development: Major Dwellings (10+)

Proposal: Application for the approval of reserved matters pursuant to outline planning consent 212720 for the erection of 200 dwellings with associated infrastructure, open space, biodiversity enhancements, landscaping and green infrastructure (Appearance, Landscaping, Layout and Scale to be considered).

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 243124.

The new details are as follows: **Revised plans submitted including minor revisions to the proposed site layout, amendments to some house types and apartment blocks in response to the original consultation comments.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. 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. If you need any more information please do not hesitate to contact the case officer Adriana González.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Gordon Adam Development Control	To (Case Officer):	Adriana González
Service	SDL Highways	App No:	243124
Address:	Land At Bridge Farm, Bridge Farm Lane, Twyford, Berkshire.		
Type of Development:	Major Dwellings (10+)		
Proposal:	Application for the approval of reserved matters pursuant to outline planning consent 212720 for the erection of 200 dwellings with associated infrastructure, open space, biodiversity enhancements, landscaping and green infrastructure (Appearance, Landscaping, Layout and Scale to be considered).		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- X Request further information before determination as **stated below**.

Comments On Proposal

General

1. Highways welcomed the opportunity of providing pre-application comments on this application.

Parking

2. The Borough's Parking Calculator has been submitted for both with and without garages which has been submitted which is welcome. These have been assessed.
3. Based on the assessment without garages, there would be 378 allocated spaces, 40 visitor spaces, 16 unallocated space, 23 double garages and 25 single garages. This would give a parking ratio of 2.17 and 2.5 with garages which is acceptable.
4. Highways previously recommended that a plot with a garage and a single space, the garage would need to be converted to a car port. This has not been done.

5. For plots 94, 95, 104 and 167 to 170, each have one space and one garage, there is ample room to provide an addition allocated space on the drive and this is required.
6. Plot 16 garage needs to be change to a car part to be in line with plot 15.
7. For plot 98, there is not sufficient space for a 2nd car on the drive. However, if the garage for blocks 97 and 98 are moved back 1m, then there would be ample space for an additional car on the drive.
8. There are 40 visitor spaces proposed. Highways would need to see no more than 2 visitor spaces together. The third space would need to be relocated.
9. Highways would also need to see a better distribution of visitor spaces around the site.
10. Please remove any spaces that are marked "U" from parking spaces that are part of residential parking, such as in place as



11. The parking plan ((DES/703/106 Rev 3) legend will need to be updated to reflect what is on the plan and what has been recommended to be changed.
12. The single garages appear to be 6m x 3m but a detailed plan showing the dimensions of the garaged would be beneficial.
13. The single driveways appear to be wide enough for a bin and a cycle to get passed a parked car, but this will need to be confirmed.
14. All parallel parking spaces would need to be 2.5m wide.
15. For plots A and B the 8 allocated spaces are welcome, together with the 2 visitor spaces, However, to be in line with Borough standards there would need to be an addition 3 unallocated spaces in this location.

Cycle Parking

16. Cycle storage has been included in the parking layout drawing (DES/703/106 Rev 3) which is welcome.
17. However, the drawing states that storage for 2 cycles would be provided in the rear garden. As some of the dwellings have 6 or more habitable rooms, cycle storage for 3 cycles would need to be provided to be in line with Borough Standards.
18. The floorplan for Block A and B show the cycle stores which is welcome. However, as each of the blocks contain 8 flats, spaces for 8 cycles are being proposed which is welcome. However, the yellow box in the legend refers to the cycle store which is not in that location but between the blocks.
19. It is welcome that visitor cycle spaces are proposed for these blocks. However, highways would need to see these moved closer to the main access to each block.
20. It does appear that there is direct access into the rear gardens of dwellings, but this will need to be shown.

Electric Vehicle Charging

21. Electric Vehicle Charging has been included in the parking layout drawing (DES/703/106 Rev 3) which is welcome.
22. Each dwelling would have access to a charging point which is in line with Building Control Regulations Approved Document S which is welcome.

Access

23. As part of the approval of the outline planning application, the roundabout and the minor access was approved.
24. The missing minor access was discussed at pre-application meetings, but we agreed that the existing access can be used as an emergency, walking and cycling access, This has been shown on a plan but needs to be labelled and be included on all plans.
25. A removable bollard needs to be at both ends of this access.
26. The ped/cycle route from the A4 has been measured at it appears to be 3.7m wide. If this is the case, this width would need to be extended into the site and the existing access be amended to a crossover. Removable bollards would need to be provided.
27. As part of the outline planning application approval a toucan crossing was approved. This needs to be shown on a plan.
28. The accesses and the toucan crossing need to be delivered through a combined s278/s38

Site Roads

29. A highway adoption plan (DES/703/113 Rev 1) has been submitted which is welcome.
30. This has been assessed, and highways would recommend that the following roads are included, namely the northern loop and the north south link. The access road can remain private.



31. For the western section, highways would suggest that the road up to and to include the turning head could be offered for adoption.



32. The widths of the site roads would need to be in line with the Borough's highway design guidance which can be found here: -

<https://www.wokingham.gov.uk/planning-policy/advice-developers/highways-development-advice>

33. Due to the number of dwellings off the road by plot 6 and the access road by plot 78, the width of these would need to be a minimum of 4.8m wide.

34. The access road into the parking courtyard for plots 148 to 152 would need to be a minimum of 4.1m wide.

35. The access road by plot 192 will need to be a minimum of 4.8m wide.

36. The width of the southern loop road would need to be 5m wide.

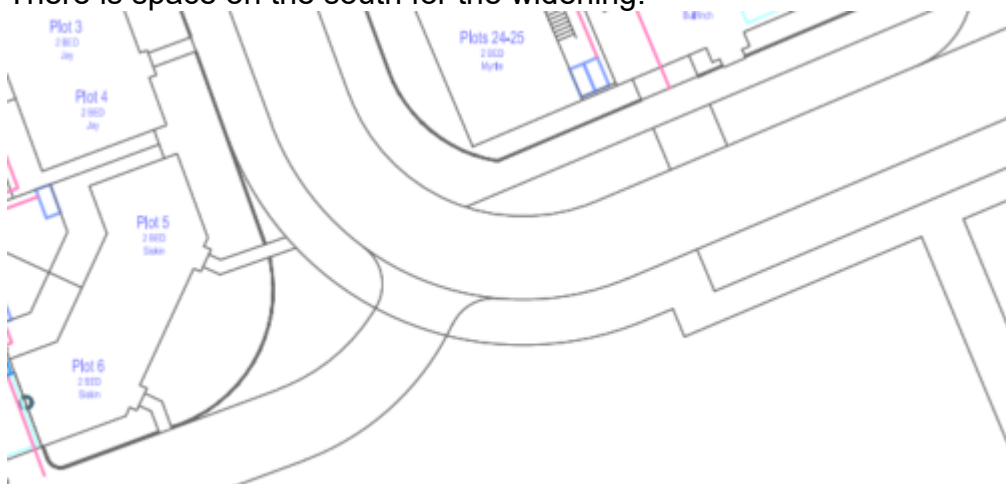
37. In the response to earlier comments, it was stated that the service margins were included in the highway layout plan. This is not the case. The service margins need to follow the standards, namely: -

With frontages – 2m

With lighting and no frontages – 1m

With no lighting and no frontages – 0.5m

38. Highways is concerned with the width of the bend on the main access route as shown below. The width of this bend would need to enable to refuse vehicles passing safely. Swept path analysis will determine this width. There is space on the south for the widening.



39. The design of the site roads may need amending once the revised swept paths have been submitted and approved.

40. On some sections of the development, there are no crossovers shown where there is a pavement. These are required

Pedestrian and Cycling

41. A 3m wide pavement from the A4 through the site is proposed which is welcome. This appears to be a shared walking/cycling route though this has not been marked on a plan.
42. All the remaining pavements are 2m wide which is welcome.
43. Highways is concerned that there appears to be a lack of a pavement on the west of the eastern north south road, this will need to be provided. The pavement by plot 69 needs to be extended to meet the footway by the side of plot 70.
44. The crossing location in front of plot 103 needs to be moved northwards as it is in front of the crossover for plot 103
45. Dropped kerbs and tactile paving would need to be provided at proposed crossing points, however these could be included as part of detailed design.
46. Condition 31 (Walking and Cycling Strategy) sets out that the reserve matters shall include details of internal pedestrian and cycle infrastructure and connections from the development to improve footway and cycleway routes that connect the development with local services and Twyford centre. The details shall include, but not be limited to improvements to the pedestrian cycleway along the A4, connecting the development with the Piggott secondary school (as indicated on submitted drawings 5563.022A; 023A - Proposed pedestrian/cyclist improvement scheme, access to Piggott School) along with details in relation to the management of pedestrians/cyclists and vehicles along the southern access route into the site (in line with the indicative measures shown on submitted drawing 5563.021 Rev B - Proposed pedestrian improvement scheme south access – Bridge Farm Road)..
47. Whilst internal walk and cycle links have been included, the reserve matters application would need to include the external links as set out in Condition 31. This is still required

Swept Paths

48. Swept paths of a refuse vehicle with acceptable dimensions have been submitted which is welcome.
49. These swept paths need to cover all the highway network and be in both directions and all movements at all junctions.
50. Highways is concerned with the swept paths by plot 192 and 199 as shown below and these will need to be reviewed



51. Highways is concerned about the swept paths by plot 89 and these will need reviewing.



52. Highways requested that a swept path of a refuse vehicle passing a car need to be submitted. This needs to be submitted for all roads.

53. What is shown below is not acceptable.



54. The swept paths if a refuse vehicle using the turning head by plot 15 needs to be reviewed as it does appear to overrun gardens.

55. The swept path of a refuse vehicle exiting the site road by plot 38 needs reviewing.

56. For the area below, highways would need to see two refuse vehicles passing each other. The bend does appear to be too narrow for this operation to be safe and therefore minor widening will probably be required.



57. The swept paths of a refuse vehicle at the bend by plot 30 needs reviewing.
58. Swept paths of a fire tender with acceptable dimension has been submitted. However, the swept paths need to cover the entire site roads and be in both directions and all movements at the junctions.
59. Swept path of a large car has been submitted. However, these would need to be for accessing and egressing the spaces.
60. For plot 27 the car egressing the space encroaches onto plot 19 parking space and going over the landscaped area. This needs reviewing.
61. For the parking for plots 172 to 188, all end spaces need to be assessed.

Visibility Splays

62. Visibility splays (2.4m x 25m) for each of the junctions with the development have been submitted which is welcome.
63. For private driveways that cross the pavement, highways would need to see pedestrian splays of 2m x 2m for each driveway. This will need to also include the accesses by plot 56, plot 50, Block A and Block B. These have been submitted and are acceptable.
64. Forward splays have been submitted together with the speeds which is welcome. Highways requested the speeds for these splays to be submitted, these are still required.
65. The forward splays by plots 10, 15 and 137 appear to pass through private gardens which is not acceptable.

Lighting

66. This matter has been secured by condition 13 and will also be part of the highway's agreement process.
67. However, a lighting strategy, plan and calculations have been submitted as part of this submission. This has been sent to the Borough Lighting Engineer and once comments have been received, these will be included in highway's updated comments.

Servicing

68. A servicing plan (drawing DEX/703/110) has been submitted showing the carrying distances for residents and operators which is welcome.
69. An assessment has been carried out and all plots are within the acceptable carrying distance.

Service Margins

70. A service margins plan (DES-703-118 Rev 8) has been submitted which is welcome.
71. However, roads with dwellings fronting the road need 2m service margins on both sides of the road if there are frontages on both sides.
72. Where there is only lighting, the service margin can be 1m and where there is no lighting or frontages, the service margin can be 0.5m. These have not been shown.

Travel Plan

73. A MyJourney contribution was included in the s106 Agreement for the Outline Application in lieu of a travel plan which is welcome.

Construction Environmental Management Plan

74. This has been secured by conditions 7, 8 and 9 of the outline application approval.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	9 th April 2025	Signed:	Gordon Adam
--------------	----------------------------	----------------	-------------