

Date: 7 October 2025
Application: 252144



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 252144

Applicant: Stephen Hazell

Site Address: Land adjacent to Moor Green House, Lower Sandhurst Road, Finchampstead, Wokingham, RG40 3TH

Parish: Finchampstead

Grid Reference: Easting - 480973, Northing - 162752

Type of Development: Minor All other developments

Proposal: Full application for the installation of an access track and bund, and erection of 2 no. agricultural buildings following demolition of the existing buildings. (Part retrospective)

Case Officer: Rowan Reynolds

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 252144. 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 **28 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252144
Address:	Land adjacent to Moor Green House, Lower Sandhurst Road, Finchampstead, Wokingham, RG40 3TH.		
Proposal:	Full application for the installation of an access track and bund, and erection of 2 no. agricultural buildings following demolition of the existing buildings. (Part retrospective)		
Type of Development:	Minor All other developments		
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

A Pre-application (Reference 242345) has been submitted prior to the formal planning application. The Highways have asked for clarification on the proposed access track arrangement.

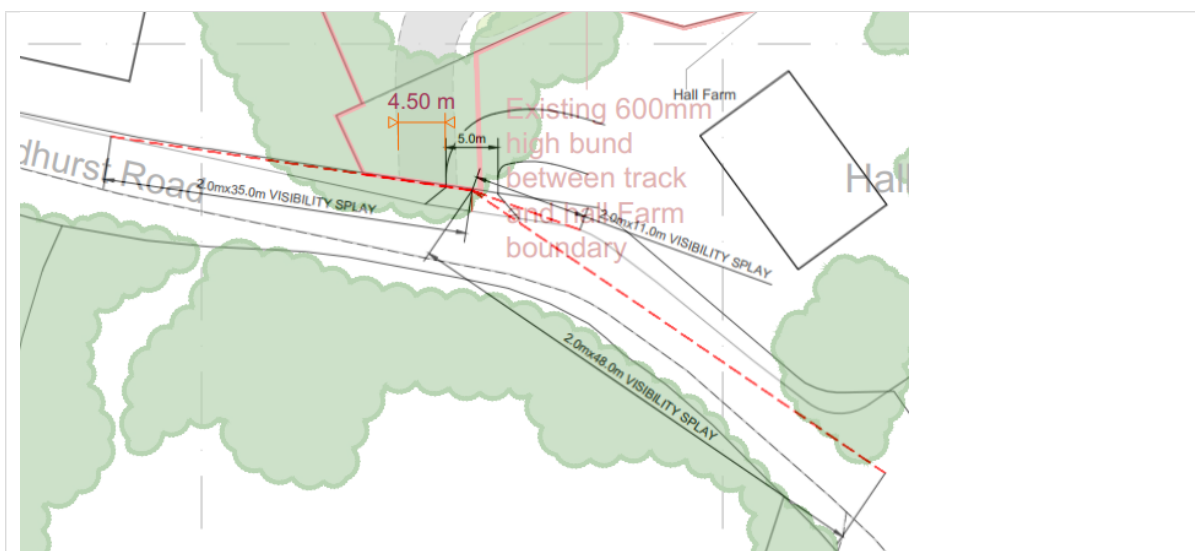
The applicant proposes to replace the existing buildings with 2 no. of agricultural buildings (for storage of a tractor and as field shelter for animals) and to install an associated access track.

The traffic generated from the agricultural buildings are unlikely to have significant impacts on the wider highway network.

Access

While the applicant confirms that the proposed access track is an upgrade of track materials at the existing roadside access point, the proposed access track does not align with the approved access in Planning Application 222706.

It has been previously requested the relations of the approved access and the proposed access track to be submitted on a plan, which is still not included in this proposal. The Highways therefore have overlaid the approved access point with the proposed access track, showing that the proposed access is being displaced by circa 4.5m to the west:



Visibility Splays

The approved visibility splays only apply to the existing point of access. If the applicant intends to relocate the access at proposed, the visibility splays shall be reassessed. Lower Sandhurst Road is subject to 60mph speed limit. According to the DMRB, visibility splays of 2.4m x 215m to the nearside edge of the carriageway in both direction of Lower Sandhurst Road shall be assessed, which is unlikely to be achievable.

The applicant may wish to revise the proposed position of the access track to align with the approved access.

Manoeuvring

While the proposed swept path with tractor has been submitted in the pre-application submission, the applicant is also still required to submit the swept path analysis to demonstrate that site vehicle can enter and leave the driveway in forward gear.

The applicant stated that installation of a turning head adjacent to the proposed access is not required given an existing turning area is sited by the final paddock. The applicant is required to indicate that the turning area in the application red line/blue line, and revised the swept path accordingly.

Conditions & Reasons (if required)

Date:	13/10/2025	Signed:	JP
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