

Date: 12 September 2024
Application: 242129



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 242129

Applicant: Mr And Mrs Nasser

Site Address: Warren Crest Farm, Wick Hill Lane, Finchampstead, Wokingham, RG40 3PY

Parish: Finchampstead

Grid Reference: Easting - 480071, Northing - 164552

Type of Development: Minor All other developments

Proposal: Full application for a proposed access, including formation of new trackway, improvement of existing track, and installation of new gates.

Case Officer: Marcus Watts

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 242129. 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:	242129
Address:	Warren Crest Farm, Wick Hill Lane, Finchampstead, Wokingham, RG40 3PY.		
Proposal:	Full application for a proposed access, including formation of new trackway, improvement of existing track, and installation of new gates.		
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

The proposal involves a new access route to serve the farm buildings. The access will connect with the public highway at the junction of Jubilee Road / Wick Hill Lane to form a crossroad. Stage 1 Road Safety Audit is expected for a new access.

The applicant provides the visibility splays of 2.4m x 65m in both directions. However, Jubilee Road is subject to a 40mph speed limit. According to the DMRB, 2.4m x 120m visibility splays to the nearside edge of the carriageway in both direction of Jubilee Road shall be assessed.

The applicant is required to assess the forward visibility of right turn movement on Wick Hill Lane and visibility splays from the junction of Jubilee Road / Wick Hill Lane. The actual speed along this section of Jubilee Road by speed survey are also required to support sufficient visibility can be achieved.

The applicant suggests that the new access will be used by large farm machinery and HGVs. The proposed access width and passing area are unlikely to be sufficient for the proposed vehicles. The access design shall be revised to ensure large vehicles are able to pass each other in close proximity to the junction.

Swept path analysis for tractor trailer and HGV are also required to demonstrate the vehicle can access and egress to the public highway in forward gear.

As the site traffic flows will be diverted from the Wick Hill Lane to Jubilee Road at a bend, the applicant is also required to provide traffic flow data of the proposed junction.

Further to the comments on the proposed position of the access, the Highways recommend the applicant to explore the feasibility of alternative farm gate position, between Arden House and the existing track along the blue line boundary, without involving the Wick Hill Lane junction.

Conditions & Reasons (if required)			
Date:	13/9/2024	Signed:	JP