

Date: 20 March 2025
Application: 250655



**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,

Approval of Reserved Matters Consultation

Application Number: 250655

Applicant: The Owner and/or Occupier

Site Address: Land at and to the rear of 238 and 240, Nine Mile Ride, Finchampstead, RG40 3QD

Parish: Finchampstead

Grid Reference: Easting - 480157, Northing - 164785

Type of Development: Major Dwellings (10+)

Proposal: Application for approval of Reserved Matters pursuant to Outline Planning Consent 211889 (approved under appeal ref.

APP/X0360/W/22/3295631 dated 13/12/2022) for the erection of 26 no. dwellings and associated infrastructure, landscaping and demolition of existing dwellings. Details of appearance, landscaping, layout and scale to be considered.

Case Officer: Mark Croucher

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 250655. 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:	GA / JP		
Service	WBC Highways	App No:	250655
Address:	Land at and to the rear of 238 and 240, Nine Mile Ride, Finchampstead, RG40 3QD.		
Proposal:	Application for approval of Reserved Matters pursuant to Outline Planning Consent 211889 (approved under appeal ref. APP/X0360/W/22/3295631 dated 13/12/2022) for the erection of 26 no. dwellings and associated infrastructure, landscaping and demolition of existing dwellings. Details of appearance, landscaping, layout and scale to be considered.		
Type of Development:	Major Dwellings (10+)		
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

1. The proposal seeks to build up to 26 new dwellings.
2. This application is supported by a transport statement which is welcome.
3. The site is subject to a previous planning refusal (Ref. 232298), which is not refused on highway grounds, so that the major amendment of this proposal is to address the reasons of refusal on boundary treatment. This results in the access road being extended to the south around Plot 10.
4. However, the outstanding information required by the Highways in 232298 would expect to be provided in this proposal.

Parking

5. Highways have requested for a parking calculator to be submitted as parking of the previous application. No calculator was submitted, and this is still required for this application.
6. A parking plan (Drawing 230122A L 02 04) has been submitted which is welcome.

7. A total of 53 allocated spaces, 5 garages, 5 visitor spaces and 6 unallocated spaces are proposed.
8. Highways have carried out an assessment of the proposed parking using the parking calculator and highways is content that the proposed level of parking is in line with standards.
9. The visitor and unallocated spaces are evenly distributed through site. This is welcome.
10. All the proposed spaces meet the minimum dimensions of 5m x 2.5m which is welcome.
11. There is at least 6m behind the spaces to allow for safe manoeuvring.
12. All parking spaces in front of garages are set back by a minimum of 0.5m from the garage doors to allow for the door to open, which are welcomed.
13. The internal dimensions of garages appear to be 6m x 3.1m which is in line with standards.
14. The internal width of carports appears to be acceptable.

Cycle Parking

15. Covered and secure bike spaces are provided for each dwelling in the rear garden with direct access. This is acceptable.
16. Information of the bike sheds that will be used has to be submitted to ensure the size is suitable. Highways is content to secure this detail through a planning condition.

EV Charging

17. In accordance with Building Regulations Approved Document S, all new dwellings are required to be provided a minimum of 1 x EV charging point.
18. A plan has been submitted showing that each dwelling has an EV charging point. This is welcome.
19. This may subject to further authorisation via Building Control.

Vehicular Access

20. The proposed access for vehicles was approved under the appeal decision. The details of the access as well as a Road Safety Audit have been secured by conditions 6 to 8 of the appeal decision.

Pedestrians and Cycling

21. As was approved under the appeal decision, there will be a separate 3m wide pedestrian and cycle route from Nine Mile Ride. This is welcome.
22. The details of this pedestrian/cycle access have been secured by condition 6 of the appeal decision.
23. There will also be a 2m pavement on one side within the site, which is welcome.

Visibility Splays

24. The visibility splay for the vehicular access were approved under plan 70070533-SK-006 Ref F which was approved by appeal.
25. Visibility splays for the internal junctions have been submitted which is welcome.
26. These are in line with MfS for the design speed of 20mph which is welcome.
27. It was commented in 232298 that the visibility splays by plot 17 appeared to pass very close to the proposed hedge, and potentially hinder the visibility splays. Drawing No. 23-T062 03H of the TS confirms that the proposed hedge will be under 0.6m in height, which is welcomed.
28. The visibility splays shall cover the extended access road toward south.

Swept path Assessment

29. Swept paths of a car, fire tender and refuse vehicle have been submitted which is welcome.
30. Swept path analysis for refuse vehicle is revised with vehicles of suitable dimensions, which is welcomed.
31. However, the dimensions of the fire tender are not acceptable. The applicant is required to demonstrate the manoeuvring of a fire tender vehicle entering and leaving the site access in forward gear to within 40m reach to the furthest point of any plot. The council has adopted the following dimensions for fire tenders: -



DB32 Fire Appliance
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Max Track Width
Lock to Lock Time
Kerb to Kerb Turning Radius

8.680m
2.180m
3.452m
0.337m
2.121m
6.00s
7.910m

Site Roads

32. There was no mention in the RM submission on whether or not the site roads would be offered up for adoption.
33. However, under the signed s106 agreement, the roads will remain private and be maintained as such which is welcome.
34. The details of the construction of the site roads, including lighting would need to be secured through a planning condition.

Lighting

35. Whilst the lighting of both the accesses has been secured through planning condition 6 of the Appeal decision, there has been no mention of lighting for the remainder of the site in 232298.

36. The applicant recommends this to be secured through an additional planning condition.

Service Margins

37. As this is a reverse matters application, highways expect to see a service margins plan. For information, the borough standards are as follows, namely:

- With dwellings fronting 2m
- Lighting and no dwellings 1m
- No lighting and no dwellings 0.5m

38. 2m footway along housing frontages and 0.5m service margins on the opposite side of the footway are included in the proposed site layout.

39. As dwellings are proposed on both side of the road, 2m service margins shall be provided.

Servicing

40. The carrying distances for refuse have been shown on a plan, and all dwellings are within the carrying distance for refuse as set out in MfS. This is acceptable.

Construction Method Statement.

41. Highways would have expected a framework construction method statement to have been submitted. However, this has been secured by planning condition 9 of the Appeal decision notice.

S106 Contribution

42. As part of the signed s106 contributions, the developer has agreed to pay the £540 per dwelling for MyJourney.

Conditions & Reasons (if required)

Date:	31/3/2025	Signed:	GA / JP
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