

**Date:** 4 August 2025  
**Application:** 250835



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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Dear WBC Highways,

**Outline Planning Approval Consultation**

**Application Number:** 250835

**Applicant:** Mr R Ryan

**Site Address:** Land adjacent to Hutts Farm Cottage, Blagrove Lane, Wokingham, RG41 4AX

**Parish:** Wokingham Town

**Grid Reference:** Easting - 479833, Northing - 167196

**Type of Development:** Minor Dwellings (1-9)

**Proposal:** Outline application for the proposed erection of 3 no. detached dwellings with associated parking and access. (All matters reserved except for means of access and layout.)

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 250835.

The new details are as follows: **Amended plans have been received which see a reduction of the scheme from 4 to 3 dwellings. Revised technical information relating to trees, Biodiversity Net Gain and highways has also been received.**

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 Connie Davis.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                                                             |                           |              |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|--------------|
| <b>From:</b>                | JP                                                                                                                                                                          | <b>To (Case Officer):</b> | Connie Davis |
| <b>Service</b>              | WBC Highways                                                                                                                                                                | <b>App No:</b>            | 250835       |
| <b>Address:</b>             | Land adjacent to Hutts Farm Cottage, Blagrove Lane, Wokingham, RG41 4AX.                                                                                                    |                           |              |
| <b>Type of Development:</b> | Minor Dwellings (1-9)                                                                                                                                                       |                           |              |
| <b>Proposal:</b>            | Outline application for the proposed erection of 3 no. detached dwellings with associated parking and access. (All matters reserved except for means of access and layout.) |                           |              |
| <b>Site Visit Made:</b>     | 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
- ☒ Request further information before determination as **stated below**.

## Comments On Proposal

### General

Additional Highways comments dated 6<sup>th</sup> August 2025 are indicated in blue.

The Highways received the revised submission to reduce the scale of development to three dwellings and to address the Highways responses dated 13<sup>th</sup> May 2025. The previous comments on traffic impacts, sustainability, EVCP and cycle provisions will remain relevant, so that those sections are not recapped in this response.

It is relevant to recap that the Highways can unlikely support this proposal due to unsustainable location. However, if this proposal would be approved, the required details in reserved matters stage are listed below.

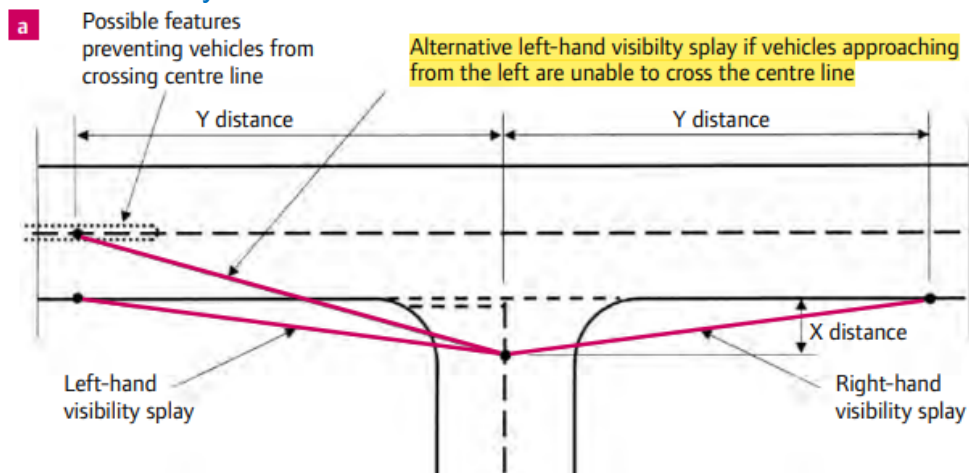
### Access

A 5m wide new access will be created onto Blagrove Lane. The 85<sup>th</sup> percentile speeds along the site frontage have been assessed by speed survey (27.4mph for NB and 28.9mph for SB). The applicant has assessed the visibility splays from the proposed access onto Blagrove Lane. However, these shall be measured from the nearside edge of the carriageway in both directions and the sightlines shall be across land within the applicant's control or highway land, and shall be clear of

obstructions to visibility exceeding 0.6m in height, which are unlikely to be achievable.

The applicant suggests that the proposed visibility splays shall be assessed to the nearside edge of the vehicle track referencing Paragraph 10.5.3. of MfS2, instead of the nearside edge of the carriageway in both directions.

However, the same paragraph has mentioned that 'The Y distance represents the distance that a driver who is about to exit from the minor arm can see to the left and right along the main alignment' and Figure 10.2 of MfS2 has recapped Figure 7.18 of MfS, indicating that the visibility splay to the centre line shall be applied as an alternative only if vehicles are unable to cross the centre line.



As the site is located around the bend and there are motorcycles and bicycles travelling along Blagrove Lane, due to safety concerns, the Highways cannot accept visibility splays to be measured to the centre line of Blagrove Lane. The Highways would at most be able to accept sufficient visibility measured from 0.5m into the carriageway from the nearside edge in both directions.

Meanwhile, as the site is located adjacent to a bend, forward visibility on Blagrove Lane shall be assessed.

The proposed access road has to be built to highways adoptable standards. As part of the planning application, the applicant shall confirm whether the site road of access will be private or for highways adoption.

Swept path analysis with a fire tender has been submitted, which is acceptable.

Other details of the access and turning area shall be provided in the reserve matters stage.

### Parking

According to the WBC Car Parking Standards, the development of such scale as in Village location will require a minimum of **seven** parking within the red line boundary, **including one unallocated visitor parking space**. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

While the applicant proposes to provide [six driveway parking, two carports, and double garage spaces](#) are being proposed within the red line, these provisions do not meet the requirement for unallocated visitor provisions.

The WBC minimum sizes of a single garage/[carport](#) for parking are 6m x 3m and each bay of garage space will contribute to 0.5 parking provision. All parking spaces in front of garages are set back 0.5m from the garage doors to allow for the door to open. Those details shall be provided in the reserved matters stage.

### **Refuse Collection Strategy**

According to Manual for Streets, the maximum carrying distances for households (30m) and refuse collection operators (25m) from the collection point. Such standards will apply to all plots within the site.

The applicant proposed that kerbside collection along Blagrove Lane will be applicable for this proposal, [the revised site arrangement will allow bin collection to be carried out within the maximum carrying distance subject to a bin collection point to be placed at a suitable condition. Details shall be provided in the reserved matters stage.](#)

### **Conditions & Reasons (if required)**

|              |          |                |    |
|--------------|----------|----------------|----|
| <b>Date:</b> | 6/8/2025 | <b>Signed:</b> | JP |
|--------------|----------|----------------|----|