

**Date:** 3 July 2024  
**Application:** 241567



**WOKINGHAM**  
**BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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Shute End, Wokingham

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Dear WBC Highways,

**Full Planning Approval Consultation**

**Application Number:** 241567

**Applicant:** .

**Site Address:** Land To The East Of Longwater Road, Finchampstead, RG40 3TS

**Parish:** Invalid code

**Grid Reference:** Easting - 479637, Northing - 162696

**Type of Development:** Major Dwellings (10+)

**Proposal:** Full application for the proposed erection of 40no. dwellings (Use Class C3), together with associated outdoor space and landscaping, drainage infrastructure, hard and soft landscaping, parking, access, and associated works.

**Case Officer:** Adriana González

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 241567. 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

|                             |                                                                                                                                                                                                                                  |                |        |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Gordon Adam<br>Development Control                                                                                                                                                                                               |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                                                                                                                     | <b>App No:</b> | 241567 |
| <b>Address:</b>             | Land To The East Of Longwater Road, Finchampstead, RG40 3TS.                                                                                                                                                                     |                |        |
| <b>Proposal:</b>            | Full application for the proposed erection of 40no. dwellings (Use Class C3), together with associated outdoor space and landscaping, drainage infrastructure, hard and soft landscaping, parking, access, and associated works. |                |        |
| <b>Type of Development:</b> | Major Dwellings (10+)                                                                                                                                                                                                            |                |        |
| <b>Site Visit Made:</b>     | 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. Highways understands that this is a full application for 40 dwellings on this site.
2. Highways would have expected that pre-application discussion would have been held. However, none were.
3. This application is supported by a travel plan and Transport Statement which is welcome.

### Parking

4. It is welcome that the Borough's Parking Calculator has been used and submitted. This has been assessed and is accepted. The level of parking would be 80 allocated spaces, 8 visitor spaces and 3 unallocated spaces giving a parking ratio of 2.3 which is in line with Borough Parking standards.
5. Parking Plan (PP01 Rev) shows all the allocated and visitor spaces but requires showing the 3 unallocated spaces.
6. In addition, there needs to be a better distribution of visitor spaces as there are none in the eastern section of this development.
7. The dimensions of the parking spaces are in line with Borough standards.
8. The width of the single drives would need to be a minimum of 3.1m. The drive

for plot 21 needs to be widened.

9. For plots 1 and 2, highways would recommend that the parking for plot 1 be moved to the west of plot 1 rather than where it is proposed.
10. Highways is also concerned with the design of the area set out below. There is insufficient turning space for the parking for plots 26 and 29 to manoeuvre safely. Indeed parking for plot 29 would need to be moved closer to plot 29.



#### Cycle parking

11. It is welcome that cycle parking will be provided to Borough standards with on plot provision. These would need to be in rear gardens with direct access. Both the location and the direct access would need to be shown on a plan and submitted.

#### Electric Vehicle Charging

12. No mention has been made of electric vehicle charging in the transport statement.
13. The provision will need to be in line with Building Regulations Approved Document S which states that each dwelling would need to have a charging provision.
14. This will need to be shown on the parking

#### Trip Rates

15. The trip rates for this site have been calculated using TRICS data. However, no comparative assessment has been carried out to assess whether or not these represent this site.
16. That being said, highways have carried out an assessment using the Borough's approved Trip rates and there would be an increase of 4 and 2 trips in the AM and PM respectively. These are not significant and therefore the trip rates are acceptable.

### Access

17. It is proposed that this site will be accessed from Longwater Road via a priority junction to the south of the entrance into the Public Right Off Way.
18. There is no mention that the existing speed limit signs would need to be moved or that there is any proposal for extending the 30mph speed limit further down Longwater Road, this would have been expected.
19. It is welcome that visibility splays for this proposed access have been design to actual 85<sup>th</sup> percentile speeds. The lengths of the splays have been calculated using the equation that is contained within MfS which is welcome. These calculations would need to be submitted.
20. Any landscaping within the visibility splay would need to be maintained to less than 0.6m in height. This would involve the removal and/or maintenance of more hedgerow.

### Sustainability Assessment

21. A sustainability assessment has been carried out and included in the Transport Statement.
22. The nearest bus service to the proposed site is bus route 145 which operates 1 return journey every Tuesday. There is one school service which runs between California Cross Roads to Yateley and Farnborough from a stop some 600m away from the site. There is one service in the morning at 07:46 and 2 in the afternoon arriving back at 15:51 and 17:21 which runs only during the term time.
23. Therefore, the bus service for this development cannot be classed as a good service under CP6 and would not offer a reliable and attractive alternative to the motor car.
24. Whilst it is true that MfS states that for journeys less than 2km walking would provide a good alternative. The document also goes on to state that walking to local services would need to be available for all no matter their ability or age.
25. The nearest primary school is Finchampstead Church of England Primary school some 650m from the site. This is an acceptable walk distance, however if the child is accompanied that would imply 2 journeys a day of 1.3km.
26. There is at the Greyhound Pub some 450m north of site a Goswell & Birds Farm Shop and Coffee House selling various farm produce. However, this would not be classed as weekly food shop, and the nearest supermarket is the Co-op at California Cross around 3km from the site. Therefore, this would not be a walk trip as this would be a round trip of 6km.
27. Highways would have expected to see a full audit of the walk routes to local services be submitted.
28. Highways is of the view that due to the lack of attractive alternatives sustainable alternatives, the car will be the main mode of choice and therefore this site is unsustainable.

### Pedestrian

- 29. The proposed side roads have 2 m pavement on both sides which is welcome.
- 30. Dropped kerbs and tactile paving will need to be provided on the site roads.
- 31. It is proposed that there would be dropped kerbs and tactile paving as part of the access which is welcome.
- 32. There are pavements on the development side of Longwater Road, though highways would have expected to see proposals to clear the over growth.

### Site Visibility Splays

- 33. For every private driveway that crosses a pavement, 2m x 2m pedestrian splays are required. These have not been submitted and are required.
- 34. Visibility splays for the internal junction have been submitted for a 20mph design speed which is welcome.
- 35. Forward splays have been provided but are these to 20mph design speeds or actual speeds. Forward visibility splays should not go through private gardens.

### Road Safety Audit

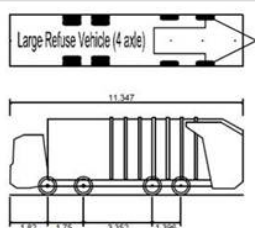
- 36. A previous Road Safety Audit dated 2017 was submitted as part of this application which raised no safety issues. The reason for submitting the previous Audit was that there had been no changes since 2017.
- 37. Highways would need to see an up-to-date Road Safety Audit and designer comments be submitted.

### Access Junction Modelling

- 38. A PICADY junction model has been submitted for the proposed access.
- 39. Before this model can be assessed, a turning flows plan and junction geometries will need to be submitted.

### Swept path Assessments

- 40. Swept paths assessments have been submitted for a refuse vehicle and a minivan.
- 41. Highways would require swept paths for a refuse vehicle and a fire tender using the dimensions below be assessed and submitted.
- 42. In addition, highways would need to see swept paths assessment for a large car entering and leaving the parking spaces for plots 26 to 29.



Large Refuse Vehicle (4 axle)  
Overall Length  
Overall Width  
Overall Body Height  
Min Body Ground Clearance  
Track Width  
Lock to Lock Time  
Wall to Wall Turning Radius

11.347m  
2.500m  
3.751m  
0.304m  
2.500m  
6.00s  
11.330m



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

## Travel Plan

43. A travel plan statement has been submitted in support of this planning application which is welcome.
44. Due to the size of the development, there is no requirement for targets or monitoring.
45. A travel plan co-ordinator will be appointed prior to occupation which is welcome.
46. The statement includes action plans for walking and cycling which is welcome.
47. Funding will be made available for administration of the statement and for implementation of initiatives which is welcome.
48. Highways is content to secure this document through a planning condition.

## Construction Method Statement.

49. Due to the size and location of this site, highways would have expected a framework, none was submitted, and this is required.

### Conditions & Reasons (if required)

1. The applicants have failed to demonstrate to the Council's satisfaction that the site is sustainable in transport terms with regards to its location and access to services. The proposed development is not within walking distance of local facilities, amenities and schools and will result in a high level of car dependency contrary to the sustainable goals of the NPPF and core strategies policies CP1, CP3, CP6 and CP9 and will therefore result in an unsustainable intensification of a use of land.
2. Insufficient information has been submitted with the planning application to enable the highways, parking and transportation implications of the proposed development to be fully assessed. This is due to the absence of an acceptable Transport Assessment and no submission of a Road Safety Audit. The applicant has failed to demonstrate that this major development would not have a significant adverse impact upon highway safety. This is contrary to core strategies policies CP1, CP3 and CP6.

|              |                            |                |             |
|--------------|----------------------------|----------------|-------------|
| <b>Date:</b> | 30 <sup>th</sup> July 2024 | <b>Signed:</b> | Gordon Adam |
|--------------|----------------------------|----------------|-------------|