

Date: 16 January 2026
Application: 260055



**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,

Discharge of condition Consultation

Application Number: 260055

Applicant: Mrs Jenny Grote

Site Address: Land west of Kingfisher Grove, Three Mile Cross

Parish: Shinfield

Grid Reference: Easting - 470941, Northing - 167278

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning approval 201002 dated 31.01.2023

(APP/X0360/W/22/3304042). Condition 7 relates to details of the construction of the access.

Case Officer: Kieran Neumann

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 260055. 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 **6 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	SC (STANTEC)		
Service	WBC Highways	App No:	260055
Address:	Land west of Kingfisher Grove, Three Mile Cross.		
Proposal:	Application for submission of details to comply with the following conditions of planning approval 201002 dated 31.01.2023 (APP/X0360/W/22/3304042). Condition 7 relates to details of the construction of the access.		
Type of Development:			
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

Condition 7 states:

Prior to the commencement of development, full details of the construction of the access, including levels, widths, construction materials, depths of construction, surface water drainage, boundary treatment, landscaping and lighting shall be submitted to and approved in writing by the local planning authority. Each dwelling shall not be occupied until the vehicle access to serve that dwelling has been constructed in accordance with the approved details to road base level and the final wearing course will be provided within 3 months of occupation, unless otherwise agreed in writing by the local planning authority.

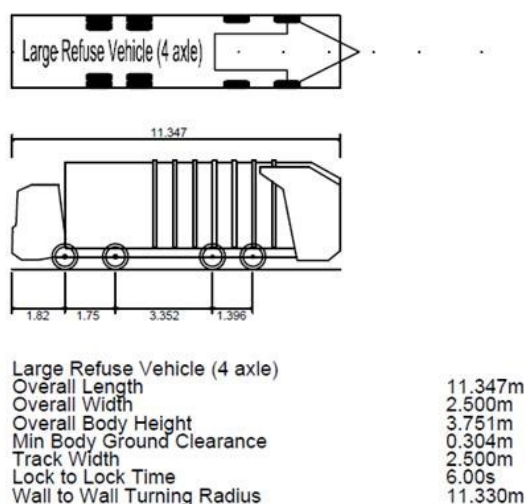
The applicant has provided information for the first 10-15m of site access only. To accord with the second part of Condition 7 that states “*Each dwelling shall not be occupied until the vehicle access to serve that dwelling has been constructed in accordance with the approved details.....*” details of the loop road within the development, including levels & widths need to be provided and approved.

Drawing 23-117 23-117-103 A indicates 5.0m carriageway when Paragraph 1.4.2 states: The access ties into the existing highway with a 6.0m wide carriageway and 2.0m wide footways on both sides. Clarification as to the proposed carriageway width and how it complies with “WBC Living Streets 2019 – A Highway Design Guide for Wokingham” is requested.

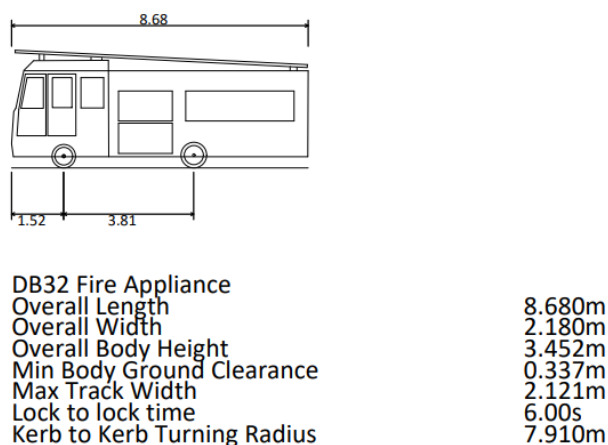
Paragraph 1.4.3 states “*Visibility splays of 2.4m x 43m are provided in each direction and have been demonstrated to be achievable within the adopted highway or within the applicant’s control.* Drawing 23-117 23-117-103 Rev A shows 2.4m x 25m visibility splays where the proposed access meets the existing Kingfisher Grove and 1.5m x 19m splays at the pedestrian crossing point. Clarification as to the proposed visibility splays and how they comply with Manual for Streets Table 7.1 and “WBC Living Streets 2019 – A Highway Design Guide for Wokingham” is requested.

Paragraph 1.4.4 states that “Vehicle tracking confirms that a large refuse vehicle can enter and exit the site in forward gear”. This has not been provided. Vehicle tracking is to be submitted to show Refuse and Fire access into, circumnavigation of, and exit from site in the forward gear. The specifications for the design vehicles required are provided below:

Refuse Vehicle:



Fire Pump Appliance:



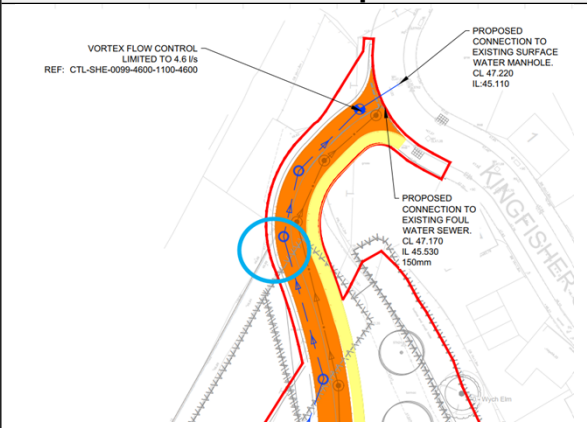
Clarity is requested on what the surface finish is proposed to be for the 1.0m strip between the footway and adjacent visitor parking bays (western side of development) to demonstrate that it does not impede access between the vehicle and the footway.

Details of the retained connection of the access to the public right of way (PROW) in the form of a Byway Open to All Traffic (B.O.A.T) where it meets the site access is to be provided (junction of site access and Kingfisher Grove).

To enable all users to safely access the PROW, dropped kerbs and a give-way line are required both on the southern kerb line (where the PROW meets the carriageway and on the northern kerb line to provide a crossing point from the 2.0m footway.

The applicant is also required to demonstrate a suitable visibility splay from where the PROW joins the site access. This is to ensure vehicles, cyclists, horseriders or pedestrians have suitable visibility of vehicles.

The location of concern is circled in blue below within a screenshot and a google maps image:

BOAT Location on Proposed Plan	BOAT Access on Google Streetview
	

Date:	13/02/26	Signed:	SC (STANTEC) Ben Amey (WBC)
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