

Date: 25 June 2025
Application: 251421



**WOKINGHAM
BOROUGH COUNCIL**

WBC Public Rights Of Way

Development Management &
Compliance

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Dear WBC Public Rights Of Way,

Full Planning Approval Consultation

Application Number: 251421

Applicant: C/O Agent

Site Address: N/A, Land At Old Forest Road, Wokingham

Parish: Invalid code

Grid Reference: Easting - 479423, Northing - 170243

Type of Development: Major Dwellings (10+)

Proposal: Full application for erection of 53 no. dwellings with associated landscaping, parking, drainage, open space and other associated works.

Case Officer: Benjamin Hindle

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 251421. 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:	Andrew Fletcher Public Rights of Way Consultant		
Service	WBC Public Rights Of Way	App No:	251421
Address:	N/A, Land At Old Forest Road, Wokingham.		
Proposal:	Full application for erection of 53 no. dwellings with associated landscaping, parking, drainage, open space and other associated works.		
Type of Development:	Major Dwellings (10+)		
Site Visit Made:	No		

Summary Of Recommendations

No existing public rights of way are affected by the proposed development, and there are no current applications to recognise public rights of way over this land. However from a wider access perspective, there are deficiencies and potential improvements for the design of the site to improve pedestrian and cycle access which is recommended be explored with a view to incorporating them into a revised design. The proposal does not sufficiently demonstrate that it has complied with the aims and requirements of the published WBC Core Strategy, Local Plan and the NPPF.

- ☐ 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

Impact on existing public rights of way network

There are no existing public rights of way over this land. The nearest public right of way is Winnersh Public Footpath 1, at the northern side of the M4.

There are no current applications to recognise public rights of way over the proposed site (DMMO applications) according to the public mapping available.

Therefore the proposed development does not appear to pose any significant impact on the existing public rights of way network.

Impact on existing green spaces

Whilst it does not impact the public rights of way network, it should be noted that the 53 dwellings are likely to impact the surrounding green spaces due to the increased demand for countryside access.

Issues and potential improvements noted

Lack of connection to Toutley Road

There are no connections from the development to the Toutley Road footway and cycleway, and this is considered to be a significant detrimental omission in the design of the site.

It is recommended that the design of the site is revised to include connections to Toutley Road. This will allow for access for the residents of the proposed development to the Berkshire Arboretum Woodland to the south-west, and to the Old Forest Meadows to the north, both sites appear to boast direct pedestrian access from Toutley Road and connections from the proposed development into Toutley Road would allow for residents of the proposed development to take advantage of these facilities.

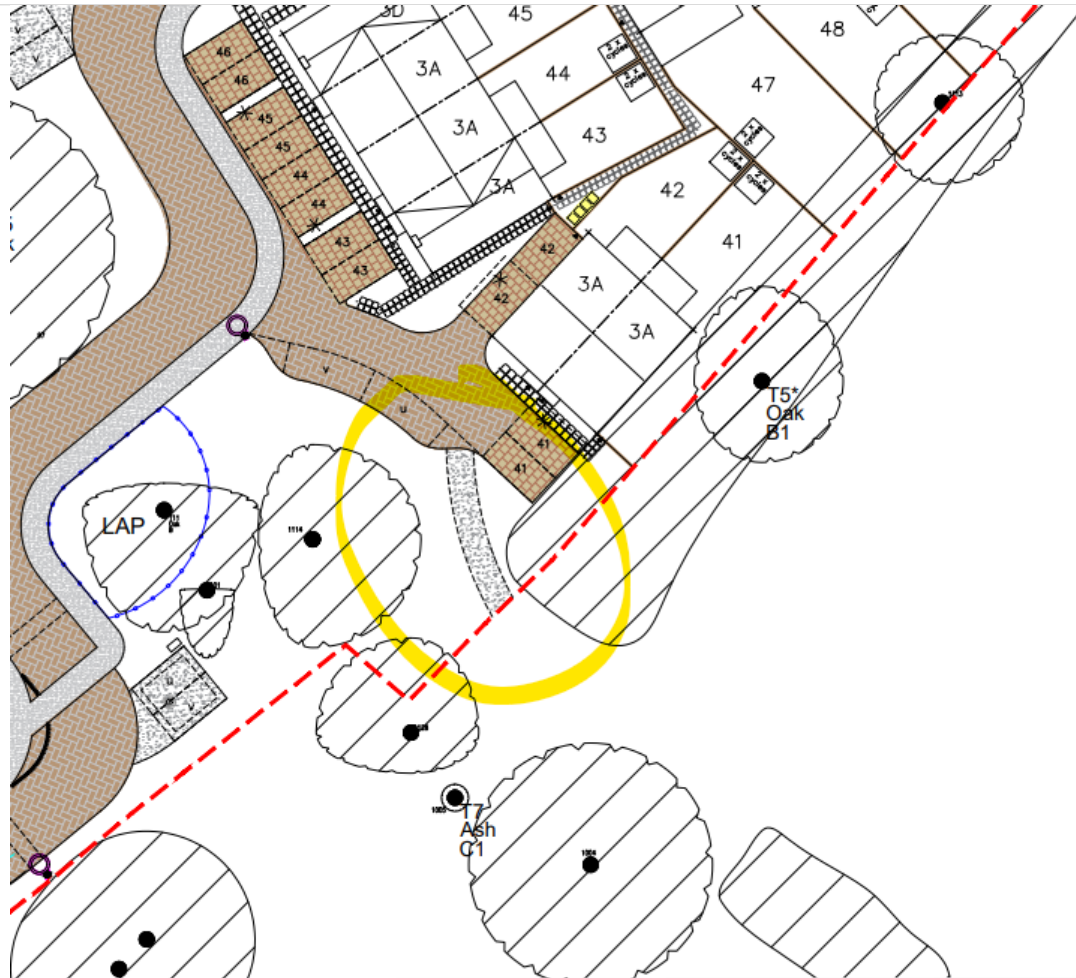
With the increased dwellings proposed, there is a high likelihood of increased desire and need to access these sites. Outside of the normal demands for countryside access for residents, which is encouraged to improve physical and mental health, the development is likely to include approximately 25% dog ownership on average, according to research on dog ownership published by the Kennel Club. Out of 53 dwellings, this will lead to 13 properties seeking places to exercise with their dogs twice a day.

Lack of pedestrian and cycling facilities

Overall the development does not promote walking or cycling, with no off-road walking or cycling routes provided, with significant levels of routes where pedestrians and cycles are expected to share the same space with vehicles.

Unknown footpath link to the south

There is a footpath access on part of the site which appears to lead to a private access at the properties Twigs and Toutley Hall Bungalow.



It is not clear what the purpose of this path is.

Conditions & Reasons (if required)

Compliance with policy

Core Strategy CP1 states:

Planning permission will be granted for development proposals that:

11) Demonstrate how they support opportunities for reducing the need to travel, particularly by private car in line with CP6.

The proposal as currently designed does not support opportunities to reduce the need for use of private vehicles, and is heavily geared towards use of private vehicles.

Core Strategy CP6 states:

Planning permission will be granted for development proposals that:

- a) Provide for sustainable forms of transport to allow choice;*
- b) Are located where there are or will be at the time of development choices in the mode of transport available and which minimise the distance people need to travel;*
- c) Improve the existing infrastructure network, including road, rail and public transport, enhance facilities for pedestrians and cyclists, including provision for those with reduced mobility, and other users;*
- f) Enhance road safety*

It is not considered that this proposal demonstrates that it has complied with this policy

Local Plan Policy C3 states:

Development proposals must promote sustainable transport by prioritising active travel, including walking, wheeling, and cycling.

Walking and Wheeling

2. Development proposals should:

- a) Prioritise and improve the pedestrian environment and contribute towards achieving a high-quality public realm, including the provision of facilities for pedestrians to rest and relax (including seating) and high-quality and safe road environment (including safe crossings, where needed).*
- b) Be permeable, easy and safe to walk and wheel through, and enhance existing routes which are adequately lit, create step-free legible access and entrance points whilst providing direct links to other pedestrian movement corridors.*
- c) Avoid severance and, where necessary, provide for routes and crossings close to desire lines, particularly those to everyday facilities.*
- d) Maintain and enhance walking and wheeling routes identified in the most up to date walking and cycling strategy and create high quality links to connect to these routes where appropriate.*
- e) Provide or contribute towards improved wayfinding, including signposted links to key infrastructure, public transport hubs, green spaces, Green Routes and Greenways networks, where appropriate.*
- f) Consider the needs of all users through inclusive design.*

Cycling

3. Development proposals should:

- a) Contribute towards the improvement of the public realm to support cycling, including the provision of facilities to support cyclists. Care should be taken to ensure the safety of cyclists and avoid conflict with other users of the public realm;*
- b) Maintain and enhance the quality of cycle routes as appropriate, including those identified in the most up-to-date walking and cycling strategy, as well as maximising opportunities to add to or extend these, in order to support a high quality integrated cycle network;*
- c) Provide supporting facilities including pick-up points, secure and sheltered cycle parking (for both occupiers and visitors), electric bike charging facilities, and shower, changing and storage facilities to support target mode shares as appropriate;*
- d) Provide or contribute towards, improved wayfinding, including signposted links to key infrastructure, public transport hubs, green spaces, Green Routes and Greenways networks, where appropriate; and*
- e) Consider the needs of all users through inclusive design.*

It is not considered that this proposal demonstrates that it has complied with this policy, in particular it does not take advantage of the opportunity to provide direct links to other pedestrian movement corridors as detailed above.

Pedestrian and cycle connections to Toutley Road should be included to improve connections to existing pedestrian and cycle routes, and further changes should be made to improve pedestrian and cycle access through the development without needing to share space with vehicles.

Date:	3rd Dec 2025	Signed:	Andrew Fletcher
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