

Application Number: PA/2026/0301
Recommendation Date: 14th April 2026

Wokingham Borough Council
Development Management And Compliance
PO Box 157
Shute End Wokingham
RG40 1BN

APPLICANT: Wokingham Borough Council

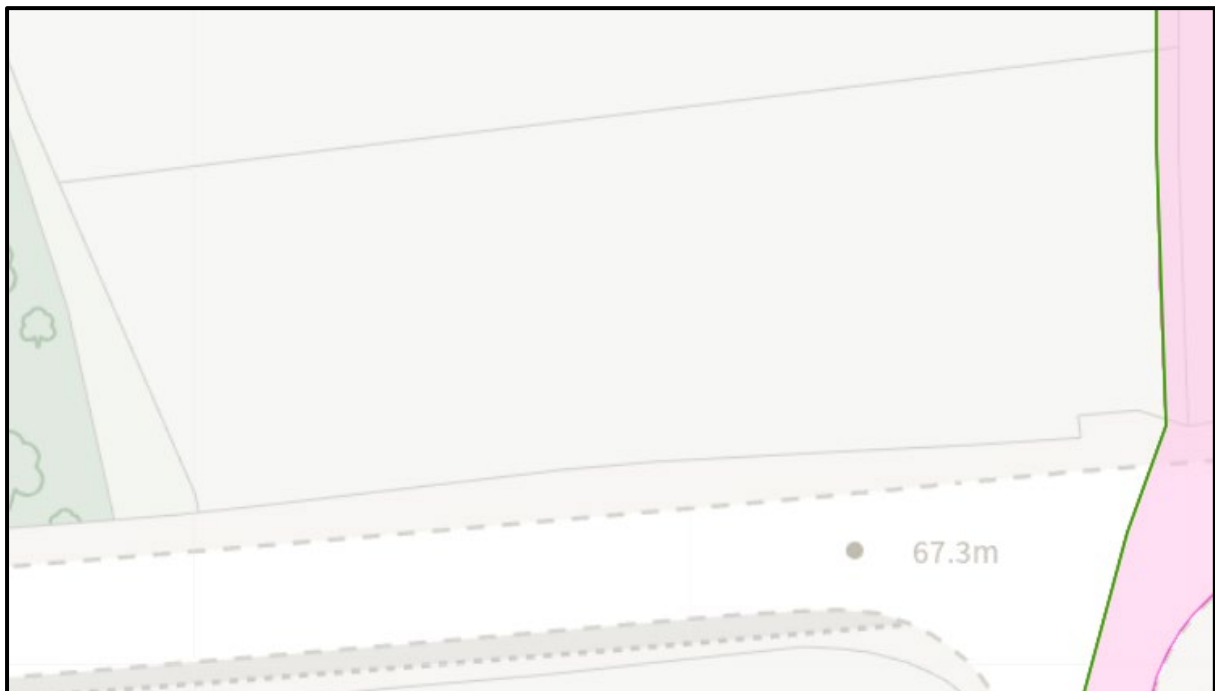
DESCRIPTION: Request for observation on a full application for the proposed erection of stable block, consisting of no.3 stable stalls with associated hardstanding driveway.

LOCATION: Land At Junction Of Forest Road and Foxley Lane, FOREST ROAD, BINFIELD, BRACKNELL

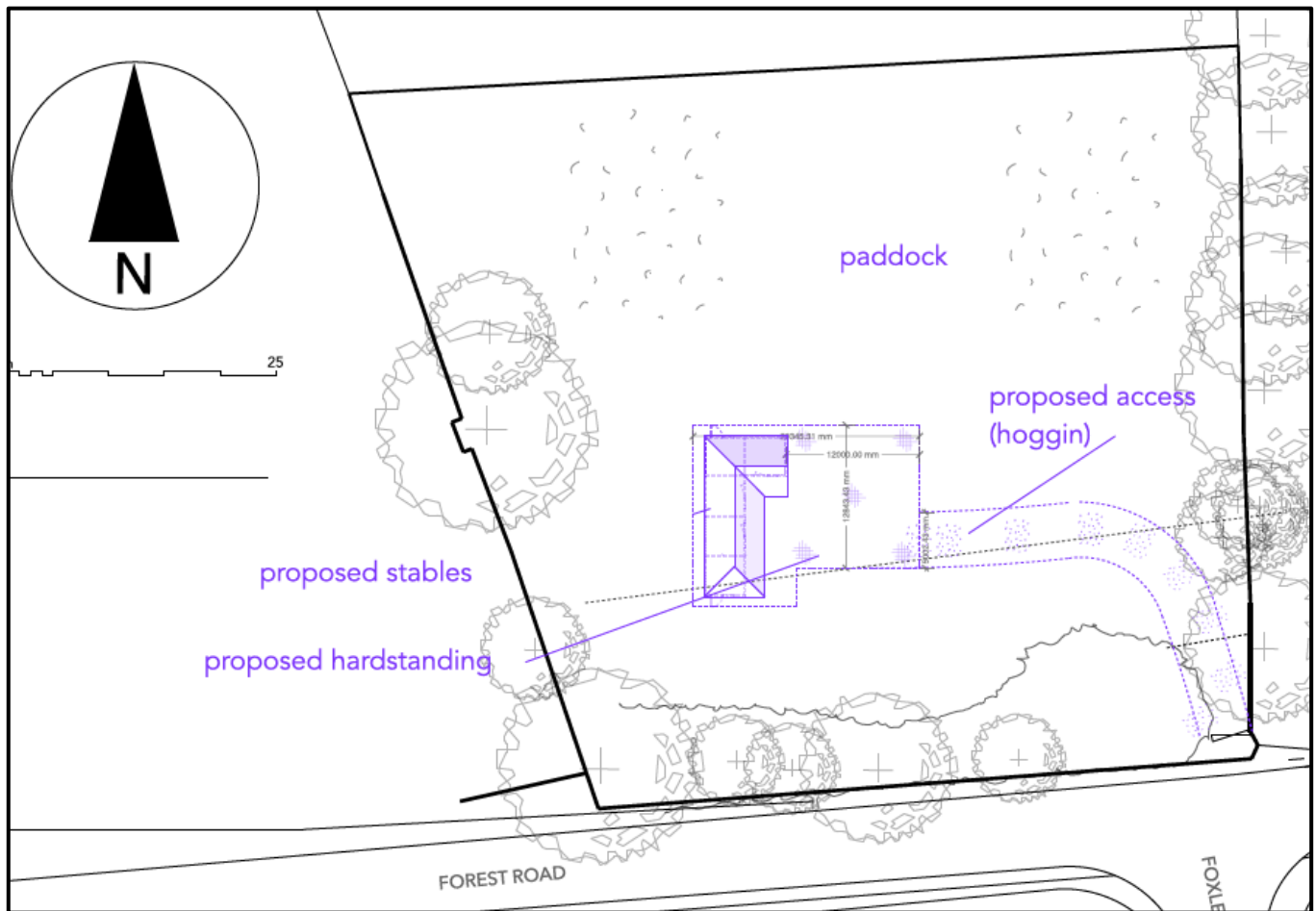
PROPOSAL

A request from Wokingham Borough Council has been received for observations on a full planning application for the proposed erection of stable block, consisting of no.3 stable stalls with associated hardstanding driveway.

The majority of the site falls within Wokingham Borough although a small section of the eastern part of the site falls within Bracknell Forest. The proposed stables would be within Wokingham Borough, but the access would partially be within designated countryside in Bracknell Forest Borough. Therefore, a full planning application must also be made to Bracknell Forest Council.



Proposed Site Layout



ASSESSMENT

Impact on Highway Safety

Bracknell Forest Council (BFC) is the Highway Authority for the neighbouring highways to the east and south of the site (Forest Road and the eastern part of Foxley Lane).

Although the application is submitted to Wokingham Borough Council, there is a sliver of land along the eastern boundary which is within BFC's administrative area. Access is also proposed from Forest Road partly within this area. The proposed access surfacing with hoggin is not acceptable and would result in the deposit of loose material onto BFC's highway network. Hard surfaced access is required.

The access gate width is insufficient, and the gate is too close to the carriageway of Forest Road. The gate needs to be set back such that a horse box can wait fully off the carriageway of Forest Road for the gate to be opened. The visibility from this gated access is also significantly substandard.

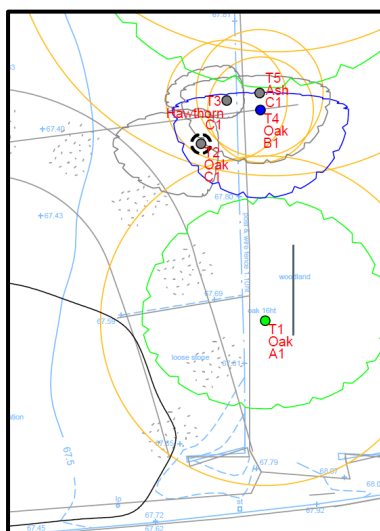
A Highways Act Section 278 agreement with Bracknell Forest Council would be needed but is unlikely to be accepted due to insufficient visibility, insufficient set-back of gate into the site and the deposit of loose material onto the highway resulting from the proposed hoggin surfacing of the access road.

Impact on Residential Amenity

The proposed development is not considered to have an adverse impact on the amenity of residents of Bracknell Forest Borough.

Impact on Trees

The submitted Tree Survey and Arboricultural Impact Assessment show an Oak at the entrance to the site on the Bracknell Forest side. The access road would encroach on the RPA of this tree. Further specimens of Oak and Ash are along the site border, within the Bracknell Forest section of the site. These trees are not covered by Tree Preservation Orders.



Bracknell Forest Council's Tree Service would review the submitted Arboricultural information when the required application is submitted to the Local Planning Authority.

RECOMMENDATION

As part of the site falls within Bracknell Forest Borough, a separate planning application will need to be submitted to Bracknell Forest Council. The impact on the trees along the border will be assessed at this time.

In its current iteration, the application would not be supported by Bracknell Forest Council due to impact on highway safety. Bracknell Forest Council as Highway Authority for the access location objects and recommends that the application is refused. The proposed access would not provide safe and suitable access for all users and would result in an unacceptable impact on highway safety due to insufficient visibility, insufficient set back of gate into the site and the deposit of loose material onto the highway resulting from the proposed hoggin surfacing of the access road, contrary to BFC Local Plan policy LP25 vi & vii and the NPPF at paragraphs 115 b) and 116.