

Date: 15 May 2026
Application: 261165



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 261165

Applicant: c/o agent

Site Address: Millgate House, Ruscombe Lane, Ruscombe, Wokingham, RG10 9JT

Parish: Ruscombe

Grid Reference: Easting - 479416, Northing - 176280

Type of Development: Minor All other developments

Proposal: Full application for the proposed creation of a new direct pedestrian access route from adjoining highway (Millgate Court) into curtilage of the site.

Case Officer: Marcus Hillman

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 261165. 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 **8 June 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	LS		
Service	WBC Highways	App No:	261165
Address:	Millgate House, Ruscombe Lane, Ruscombe, Wokingham, RG10 9JT.		
Proposal:	Full application for the proposed creation of a new direct pedestrian access route from adjoining highway (Millgate Court) into curtilage of the site.		
Type of Development:	Minor All other developments		
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

Conditions & Reasons (if required)

The Cover Letter sets out the proposals are for the creation of a dedicated pedestrian route to the site, comprising alterations to the boundary treatment and a new pedestrian path from the public highway (Millgate Court).

Notably, WBC's adopted highway does not include Millgate Court, as indicated in the image below. Yellow indicates adopted public highway.



In principle, highways support the proposals to create a more direct and

convenient pedestrian access to the site.

Millgate Court

Millgate Court is a low trafficked, low speed road with pedestrian provision on the west side of the carriageway only. Pedestrians may use the pedestrian provision before crossing over the carriageway to access the proposed site pedestrian access. Due to the nature of Millgate Court, this is acceptable in terms of highway safety.

Dropped Crossing

Separate consent is to be obtained from the WBC Traffic Management (TM) Team regarding the proposed dropped crossing. An additional dropped crossing on the opposite footway shall also be provided for accessibility, for which consent from TM should also be sought.

Proposals

The proposed access width is indicated as 2.28m wide which is acceptable. The applicant has specified that the proposed gate would open inwards. This is required to ensure no obstruction to the highway. As the gate is to be comprised of an adaptation to the existing steel fence panel, Highways have no objection to the change in boundary treatment.

Summary

Highways are in support of the application proposals. The applicant should seek separate consent for the dropped crossing from WBC's Traffic Management team.

Date:	02/06/2026	Signed:	LS
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