

Date: 17 March 2026
Application: 260362



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Permission In Principle Consultation

Application Number: 260362

Applicant: Freeths Trustees Limited

Site Address: Sequoia Field and Barn End, Wellingtonia Avenue, RG45 6AD

Parish: Finchampstead

Grid Reference: Easting - 482047, Northing - 163672

Type of Development: Minor Dwellings (1-9) PiP

Proposal: Application for permission in principle for the erection of up to 9 No. dwellings.

Case Officer: Andrew Chugg

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 260362. 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 **7 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	260362
Address:	Sequoia Field and Barn End, Wellingtonia Avenue, RG45 6AD.		
Proposal:	Application for permission in principle for the erection of up to 9 No. dwellings.		
Type of Development:	Minor Dwellings (1-9) PiP		
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

This is a Stage 1 Permission in Principle application.

As the site is in close proximity to the Crowthorne Station and the village centre, the Highways have no objection in principle on site sustainability for the erection of up to nine dwellings. However, the Highways will expect proportionate improvements on continuous pedestrian / cyclist route between the site and the existing network.

The proposal will utilise the existing private single access track of the dwelling at Sequoia Field Farm onto Wellingtonia Avenue roundabout. The drive is currently serving one dwelling and will serve a total of 10 dwellings if this proposal will be approved. This is acceptable in principle subject to the widening of the shared drive to a minimum of 4.1m wide driveway clearance to accommodate two-way traffic.

The traffic generated from up to nine new dwellings are unlikely to have significant impacts on the wider highway network.

Should consent be granted, all other aspects are to be considered at the Stage 2 Technical Details. This will include, but not limited to, means of access, layout, parking and sustainable transport.

Conditions & Reasons (if required)

Date:	27/3/2026	Signed:	JP
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