

Date: 10 July 2026
Application: 261624



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

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Berkshire, RG40 1BN

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Dear WBC Highways,

Permission In Principle Consultation

Application Number: 261624

Applicant: Mr Stuart Garnett

Site Address: Land West of Hogmoor Lane, Hurst

Parish: St. Nicholas, Hurst

Grid Reference: Easting - 479751, Northing - 174108

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

Proposal: Permission in principle application for the proposed erection of a maximum of 2 no. dwellings (or a minimum of 1 no. dwelling), including formation of an access from Hogmoor Lane.

Case Officer: Connie Davis

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 261624. 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 **31 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	261624
Address:	Land West of Hogmoor Lane, Hurst.		
Proposal:	Permission in principle application for the proposed erection of a maximum of 2 no. dwellings (or a minimum of 1 no. dwelling), including formation of an access from Hogmoor Lane.		
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

General

This is a Stage 1 Permission in Principle application.

The site is in relation to a refused planning application 981273 for the erection of five dwellings, and the eastern parcel of a refused planning application 260353 for the erection of up to seven dwellings. 981273 was refused on highways safety grounds.

Sustainability

It is relevant to note that the site sustainability of the remaining parcel of 260353 has been considered acceptable under inspector decision in APP/X0360/W/25/3359898, and thus the Highways Authority has no objection to the overall site sustainability of the previously refused application with a larger site area.

For consistency, the Highways will have no objection on site sustainability for this proposal.

Traffic Impacts

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

Access Arrangement

The proposed plots will be accessed via a new shared vehicular access onto Hogmoor Lane.

The inspector of appeal ref. T/APP/X0360/A/98/298932/P9 (application ref. 981273) was concerned with the potential conflict between vehicles and other road users along Hogmoor Lane and the intensification of substandard junction onto the A321.

It is relevant to note that Hogmoor Lane provides access to another 13 no. dwellings, which remain unchanged since the application 981273, but the speed limit of the A321 Broadwater Lane is reduced from 40mph (in the late-90s) to 30mph (latest).

Conflicts between Vehicles and Other Road Users

As stated in the inspector decision, Hogmoor Lane is a single-track road about 3m-3.5m wide in the vicinity of the appeal site, and narrowing to 2.8m wide about 20m-30m to the north, which can accommodate one-way traffic with limited informal passing places provided at the access to other residential dwellings.

The applicant will be expected to provide proportionated improvements to minimise conflicts between vehicles and other road users.

The first 10m of Hogmoor Lane shall be upgraded to a minimum width of 4.1m, and/or provision of passing place between the site frontage and the A321, to accommodate two-way traffic.

Sufficient intervisibility from the proposed site access onto Hogmoor Lane shall be demonstrated.

Substandard Junction

The Highways Authority would expect improvements to the substandard junction, so that Junction Option 1 will not be accepted. For the remaining two options that require works on classified A-road, the acceptance of proposed junction arrangement will have to be supported by a Stage 1 Road Safety Audit.

Summary

While the Highways Authority acknowledges that details of the access arrangement could be considered at the Stage 2 Technical Details, these concerns are directly related to the refusal reasons of 981273 and inspector decision of the appeal, so that the proposal can only be acceptable when the outstanding concerns are resolved.

The approaches of the mitigations have not been confirmed in the Stage 1 PiP application. In this regard, the planning officer may wish to secure further details in Stage 1, if applicable.

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:	30/7/2026	Signed:	JP
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