

Date: 23 June 2026
Application: 261460



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Permission In Principle Consultation

Application Number: 261460

Applicant: Mr Stuart Brooks

Site Address: Woodland Glade adj to, 6 St. Michaels Cottages, Old Wokingham Road, Wokingham, Berkshire, RG403DU

Parish: Wokingham Without

Grid Reference: Easting - 484089, Northing - 165609

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

Proposal: Permission in principle application for the proposed development of 2no. self-build dwellings.

Case Officer: Tariq Bailey-Biggs

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 261460. 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 **14 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [TD]		
Service	WBC Highways	App No:	261460
Address:	Woodland Glade adj to, 6 St. Michaels Cottages, Old Wokingham Road, Wokingham, Berkshire, RG403DU.		
Proposal:	Permission in principle application for the proposed development of 2no. self-build 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

General

The applicant seeks Stage 1 Permission in Principle for a residential development comprising the erection of 2no. self-build dwellings.

As this application is a Permission in Principle, the scope is limited to location, land use and amount of development. Only issues relevant to these 'in principle' matters are to be considered. Should the Permission in Principle be granted, outstanding highway elements, including means of access, layout, parking and sustainable transport will be assessed in the subsequent Technical Details Consent.

Sustainability

In view of the residential development of up to 1000 dwellings has been granted at Former TRL Site under outline planning permission (BFC ref: 13/00575/OUT) opposite to the proposed site, a neighbourhood centre, primary school and other local facilities are expected to be delivered.

As this site is within the immediate vicinity of the Former TRL Site, linked with a continuous footway on Old Wokingham Road, residents of this proposal would have similar access to daily services of the residents of the Former TRL Site. For this instance, the Highways Authority would not raise an objection on site sustainability.

However, it is recommended that a sustainability assessment is submitted with any Stage 2 application. Subject to the assessment results, the applicant may be expected to include proportionate measures to improve or promote accessibility by modes other than the private car.

Access

The site will be accessed from Old Wokingham Road, which routes north-south to the east of the site. The site layout plan indicates that the site will be accessed via a 6m wide access drive off Old Wokingham Road, which is acceptable in principle.

Further details will be expected at the technical consent Stage 2 to demonstrate acceptable visibility splays from the proposed access onto Old Wokingham Road, which is subject to a 40mph speed limit.

The junction will be expected to be designed to adoptable standards.

Traffic Impact

The traffic generated from the 2no. self-build dwellings would not have a significant impact on the wider highway network.

Conditions & Reasons (if required)

Date:	07/07/2026	Signed:	JP [TD]
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