

Date: 19 May 2026
Application: 261108



**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,

Permission In Principle Consultation

Application Number: 261108

Applicant: Mr & Mrs Jackson

Site Address: Land to the South of 6 Harvest Place, Wargrave, Reading, RG10 8AG

Parish: Wargrave

Grid Reference: Easting - 479061, Northing - 178195

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

Proposal: Permission in principle application for a residential development comprising the erection of a minimum of 2 and a maximum of 3 dwellings, including removal of some existing outbuildings.

Case Officer: Kieran Neumann

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 261108. 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 **10 June 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Stantec JD		
Service	WBC Highways	App No:	261108
Address:	Land to the South of 6 Harvest Place, Wargrave, Reading, RG10 8AG.		
Proposal:	Permission in principle application for a residential development comprising the erection of a minimum of 2 and a maximum of 3 dwellings, including removal of some existing outbuildings.		
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 application seeks Permission in Principle for a residential development comprising the erection of a minimum of 2 and a maximum of 3 dwellings on land in Wargrave.

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 should be considered. Should the Permission in Principle be granted, the outstanding elements, including design, highways, drainage and dwelling mix will be addressed in the subsequent Technical Details Consent.

Sustainability

The existing dwelling at 6 Harvest Place is shown as within the blue line, with the site shown within the red line. Sustainability is acceptable where the proposed dwelling(s) are within the amenity land of an existing dwelling.

The site is located to the south east of Wargrave. The closest set of bus stops with a regular service is located on the High Street, an 850m walk from the site. Amenities including the Robert Piggott C of E Primary School, Wargrave Pharmacy and Wargrave High Street are located within an 800m walk which can be made via a lit and continuous footway.

Access

The site will be accessed from Harvest Place, which routes in an east-west orientation to the north of the site. The indicative site layouts indicate that the site will make use of an existing driveway which appears to have been widened. As the access will only be used by up to three properties and has good forward visibility, the Manual for Streets minimum width of 4.1m would be suitable as it allows two oncoming cars to pass one another.

The Highways Note included in the application makes reference to visibility at the site access but does not include any drawings. In due course, Highways would request that the applicant provide further drawings of the access indicating carriageway width and 2.4m x 25m visibility splays in each direction, suitable for 20mph. While Harvest Place is subject to a 30mph speed limit, the low-speed environment of the road means that providing visibility splays for 20mph would be more suitable.

Pedestrian intervisibility would also be requested for 2.0m x 2.0m from the rear of the footway.

A gate setback of 5.5m would also be required to ensure vehicles do not block Harvest Place whilst they wait for the gates to be opened.

Highways would also request demonstration that a fire tender can access within 40m of all points of the proposed dwellings. Swept paths should demonstrate that a fire tender can enter the site, turn and egress in a forward gear.

Traffic Impact

While the trip generation is likely not to have a significant impact, Highways would welcome an assessment of the impact of the development on the operation of the local highway network at Technical Details Consent stage.

Parking

While the Planning Statement states that parking will be provided, no details have been provided for the amount of parking. This would need to be addressed at the Technical Details Consent stage, with floor plans and parking location provided. Parking will be provided on plot, with car ports and garages provided.

Parking provision should be in line with Wokingham Borough Council's parking standards. The following parking calculation has been based on an assumed number of rooms and on the two development scenarios proposed:

- Two dwelling scenario – Five allocated and one unallocated
- Three dwelling scenario – Seven allocated and one unallocated

This provision should be recalculated at Technical Details Consent stage when floor plan are provided.

Parking space dimensions should be 2.5m x 5.0m and a minimum garage size of 6.0m by 3.0m. Where the garage could be used for cycle storage as well as car storage the overall dimensions should be increased to 7.0m by 3.0m.

It is expected that the development will provide a minimum of one EV Charging Point for each proposed new dwelling under the latest Building Regulations (Approved Document S). Highways would request this to be indicated on a plan at Technical Details Consent stage.

Cycle Parking

Cycle parking is a matter to be addressed at Technical Details Consent stage, with parking to be provided in line with the requirements based on number of habitable rooms.

The applicant shall indicate direct access to the rear garden, cycle store or garage of suitable sizes for cycle storage on a plan at Technical Details Consent stage.

Refuse

Refuse storage and collection is a matter to be addressed at Technical Details Consent stage.

The applicant is to provide refuse store location at Technical Details Consent stage demonstrating it is in accordance with Manual for Streets which states the maximum refuse carrying distance for residents of no more than 30m, and 25m for refuse vehicles to the storage point.

If kerbside collection is to be adopted, the applicant will need to provide a swept path analysis at Technical Details Consent stage for a refuse vehicle entering, turning and egressing the site in forward gear.

Conditions & Reasons (if required)

Date:	04/06/2026	Signed:	JD
--------------	------------	----------------	----