

Date: 12 February 2026
Application: 260353



**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: 260353

Applicant: Mr Stuart Garnett

Site Address: Land North of Broadwater Lane and West of Hogmoor Lane, Hurst

Parish: St. Nicholas, Hurst

Grid Reference: Easting - 479686, Northing - 174097

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

Proposal: Permission in principle application for the proposed erection of a maximum of 7 no. dwellings (or a minimum of 5 no. dwellings), including formation of an access from Broadwater 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 260353. 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 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	260353
Address:	Land North of Broadwater Lane and West of Hogmoor Lane, Hurst.		
Proposal:	Permission in principle application for the proposed erection of a maximum of 7 no. dwellings (or a minimum of 5 no. dwellings), including formation of an access from Broadwater 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

This is a Stage 1 Permission in Principle application.

The southern parcel of the site is in relation to a refused planning application 240583 for nine dwellings regarding its site sustainability, and the corresponding appeal APP/X0360/W/25/3359898. While the appeal has been dismissed, the inspector has considered the site sustainability to be acceptable on highway grounds.

In view of the inspector decision in APP/X0360/W/25/3359898, the Highways have no objection on site sustainability for the erection of up to seven dwellings, which has reduced the scale by at least two dwellings.

The proposal will create a new vehicular access onto the A321 Broadwater Lane. The proposed access position and general arrangement is the same as the proposed eastmost access in the previous application, which is acceptable in principle.

The traffic generated from up to seven 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:	23/2/2026	Signed:	JP