

Date: 27 July 2026
Application: 261730



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

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Dear WBC Highways,

Consultation from adjoining LA Consultation

Application Number: 261730

Applicant: David Raper

Site Address: Land At Murrell Green, London Road, Murrell Green, Hook

Parish: Finchampstead

Grid Reference: Easting - 474844, Northing - 154845

Type of Development:

Proposal: Consultation from Hart District Council for the following Outline application (with all matters reserved except access) for phased residential led mixed-use development comprising demolition of existing buildings/structures, provision of vehicular, cycle and pedestrian accesses (including details of 3no. accesses from the A30 London Road and 1no. access from the B3016 Odiham Road), development of up to 2,160 residential dwellings (including residential institution) (Use Class C2/C3), provision of employment, local centre and community uses (including education provision) (Use Classes E and F), blue and green infrastructure including sustainable drainage systems, public open space, sports pitches with pavilion, wildlife areas, Suitable Alternative Natural Green Space, and supporting infrastructure and associated works.

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 261730. 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 **6 August 2026**.

MEMORANDUM

From:	Ben Amey Principal Highway Management Officer		
Service	WBC Highways	App No:	261730
Address:	Land At Murrell Green, London Road, Murrell Green, Hook.		
Proposal:	Consultation from Hart District Council for the following Outline application (with all matters reserved except access) for phased residential led mixed-use development comprising demolition of existing buildings/structures, provision of vehicular, cycle and pedestrian accesses (including details of 3no. accesses from the A30 London Road and 1no. access from the B3016 Odiham Road), development of up to 2,160 residential dwellings (including residential institution) (Use Class C2/C3), provision of employment, local centre and community uses (including education provision) (Use Classes E and F), blue and green infrastructure including sustainable drainage systems, public open space, sports pitches with pavilion, wildlife areas, Suitable Alternative Natural Green Space, and supporting infrastructure and associated works.		
Type of Development:			
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

The site is located outside Wokingham Borough and is c.6.5 miles from Finchampstead in the south-east of Wokingham Borough and c.6.9 miles from Riseley via the B3349 in the south-west of Wokingham Borough.

Trip Generation and Distribution

1. WBC request a forecast of how many vehicle trips will utilise Wokingham's road network. Table 16.2 of the Transport Assessment sets out likely locations for future residents to commute too. On this basis, it appears that

c.15.7% of future residents could commute using Wokingham's road network (Table 16.2 assigns commuters to destinations including: Wokingham (5.3%), Bracknell Forest (4.9%) Eastern Berkshire (2.3%) and Reading (1.4%) and Heathrow (1.0%), Oxfordshire (0.8%).

2. Table 16.3 indicates Wokingham's road network could be utilised by commuters in the following origins, travelling to Murrel Green: Wokingham (4.8%), Bracknell Forest (4.0%), Reading (2.1%), Eastern Berkshire (2.3%), Oxfordshire (0.6%).
3. Tables 15.2 and 15.3 of the TA identify that during the AM Peak Hour there would be 1,038 external commuting trips from the residential use and 147 external commuting trips generated by the non-residential land use on site. In the PM Peak 692 external commuting trips from the residential use and 100 trips from the non-residential use.
4. The TA forecasts 88% of commuting trips will occur by car in the 'Do Minimum' scenario of 81% in the 'Do Something Sustainable Core' scenario.
5. WBC request that a calculation/assessment is provided for how many of these trips impact Wokingham's road network. The assignment of trips should follow the methodology used for the rest of the application whether this be use of census data of the HCC SATURN Model.
6. WBC request that junction capacity assessments are completed at any junctions in Wokingham where the development results in 30 two-way additional trips in a Peak Hour.
7. Of particular concern is the A33/B3349 Basingstoke Road Roundabout which is a key junction should residents of Murrell Green be driving to destinations such as Reading, Wokingham, Heathrow, Oxfordshire, Eastern Berkshire. Whilst this junction sits within Hampshire, the Wokingham Infrastructure Delivery Plan identifies a need for capacity improvements on the A33 Reading to Basingstoke Corridor and identifies a particular need for focussed capacity improvements near Wellington Country Park (A33 / B3349 Reading Road Roundabout).

Date:

6th August 2026

Signed:

Ben Amey