Date: 7 August 2026
Application: 261841

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: 261841
Applicant: Projx Services Limited
Site Address: Land at Forest Road, Wokingham, RG40 5SA
Parish: St. Nicholas, Hurst
Grid Reference: Easting - 482697, Northing - 171041
Type of Development: Minor Dwellings (1-9) PiP
Proposal: Permission in principle application for the proposed erection of 3 to 4 residential dwellings.
Case Officer: Marcus Watts

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 261841. 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 **3 September 2026**.

Yours sincerely,
Development Management & Compliance

Public: Information that can be seen and used by everyone inside and outside the Council.

M E M O R A N D U M

From:	JP		
Service	WBC Highways	**App No:**	261841
Address:	Land at Forest Road, Wokingham, RG40 5SA.		
Proposal:	Permission in principle application for the proposed erection of 3 to 4 residential 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
This is a Stage 1 Permission in Principle application for three to four new dwellings and create new access onto the B3034 Forest Road.

Comments of this site have been provided in pre-application consultation 253079 for three dwellings. The LHA has significant concerns with site sustainability for residential dwellings to be situated in this location.

Sustainability
There are very limited local facilities within acceptable walking distance from the site, nor is there any bus service, making car the main mode for this development. The closest day-to-day local facilities are located beyond the acceptable walking distance (with bus stops and majority of these local facilities to be over 1.5km), making the site an unsustainable location for housing development.

Despite there is existing pedestrian network along at least one side of the B3034 Forest Road, paragraph 4.26 of the Planning Statement has revealed that walking is not considered as a suitable travel mode of this site as the distance between facilities and the site.

Meanwhile, the speed limit along the site frontage is 40mph. Cyclists have to reliant on cycling in the road, which the LTN1/20 defines these as ‘mixed traffic’ conditions. ‘Mixed traffic’ conditions with speed limits of 40mph are considered as “Provision suitable for few people and will exclude most potential users and/or have safety

concerns". Protected spaces for cycling are required to be considered safe for most users.

The absence of crossing point and street lighting along the site frontage also do not provide safe and attractive environment for considering sustainable travel mode.

The Highways cannot support the proposal due to unsustainable location.

Traffic Impacts
The traffic generated from three to four dwellings are unlikely to have significant impacts on the wider highway network.

Access Arrangement
The applicant has proposed a new shared access onto the B3034 Forest Road.

The proposed access position is acceptable in principle, subject to access arrangement to be considered at the Stage 2 Technical Details.

Summary
Subject to the current submission, the site is subject to low accessibility to local facilities and services and public transport services, and unattractive route environment and quality. The Highways cannot support the proposal due to unsustainable location.

However, the applicant will be welcomed to propose improvements and contributions that may improve site sustainability to make the site acceptable. If applicable, the Highways can reassess site sustainability based on the revised details.

Should consent be granted on tilted balance, 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)

The application site is within a poorly accessible location that would fail to encourage a modal shift towards sustainable modes of transport, by reason of its countryside location outside of settlement limits, the absence of nearby facilities and services, lack of good public transport links and poor quality of the walking/cycling environment contrary to TR3 and TR4 of the National Planning Policy Framework (2026), policies CP1, CP2, CP3, CP6 and CP11 of the Core Strategy (2010) and CC01 and CC02 of the Managing Development Delivery Local Plan (2014).

Date:	25/8/2026	**Signed:**	JP