

Date: 7 August 2026
Application: 261842



WOKINGHAM
BOROUGH COUNCIL

WBC Highways

Development Management &
Compliance

P.O. Box 157

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Berkshire, RG40 1BN

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Dear WBC Highways,

Permission In Principle Consultation

Application Number: 261842

Applicant: Curtis Bank SIPP

Site Address: Land at Forest Road, Wokingham, RG40 5SA

Parish: St. Nicholas, Hurst

Grid Reference: Easting - 482758, Northing - 171035

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

Proposal: Permission in principle application for the proposed erection of 4no. 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 261842. 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 **28 August 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	261842
Address:	Land at Forest Road, Wokingham, RG40 5SA.		
Proposal:	Permission in principle application for the proposed erection of 4no. 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 four new dwellings and create new access(es) onto the B3034 Forest Road.

Comments of this site have been provided in pre-application consultation 253082 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 rely 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

Drawing No. MLP/03 of application ref. 261841 at adjoining land indicates that two new shared accesses onto the B3034 Forest Road are proposed within the red line. However, this drawing has not been submitted as part of this application. Clarification of access arrangement is required.

Subject to clarification, two shared accesses are 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
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