Date: 3 November 2026
Application: 262556

WOKINGHAM BOROUGH COUNCIL

WBC Highways

Development Management & Compliance
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1BN
Tel: (0118) 974 6000
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Dear WBC Highways,

Consultation from adjoining LA Consultation
Application Number: 262556
Applicant: David Raper
Site Address: Land At Lodge Farm, Hook Road, North Warnborough
Parish:
Grid Reference: Easting - 473371, Northing - 152734
Type of Development:
Proposal: Consultation from Hart District Council for the Outline planning application (with all matters reserved except access) for the phased construction of up to 100,000 sq.m (GIA) of floorspace for flexible uses within Use Class B2 and/or B8 (including ancillary office space and associated plant and equipment); demolition of existing residential dwelling; associated infrastructure including earthworks, parking, servicing, landscaping, drainage, and vehicular and pedestrian access (including Public Right of Way diversion) and associated works.
Case Officer: Abi Peacock

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 262556. 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 **24 November 2026**.

Yours sincerely,
Development Management & Compliance

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M E M O R A N D U M

From:	GV		
Service	WBC Highways	**App No:**	262556
Address:	Land At Lodge Farm, Hook Road, North Warnborough.		
Proposal:	Consultation from Hart District Council for the Outline planning application (with all matters reserved except access) for the phased construction of up to 100,000 sq.m (GIA) of floorspace for flexible uses within Use Class B2 and/or B8 (including ancillary office space and associated plant and equipment); demolition of existing residential dwelling; associated infrastructure including earthworks, parking, servicing, landscaping, drainage, and vehicular and pedestrian access (including Public Right of Way diversion) 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 proposed development site is located within Hart District, adjacent to M3 Junction 5, approximately 10km south of the Wokingham Borough boundary.
Having reviewed the submitted Transport Assessment (TA) and supporting transport modelling documents, WBC raises the following concerns regarding the potential impacts of development-generated traffic on the wider strategic highway network serving Berkshire.

Trip Distribution and Assignment

1. The TA indicates that approximately 90% of LGV/HGV trips associated with the development are expected to access the strategic highway network via M3 Junction 5, with around 45% travelling eastbound and 45% travelling westbound.
2. Whilst the TA suggests that freight trips destined for locations north of the site are likely to route through Hook, it also identifies that approximately 34% of LGV trips would be assigned to the eastbound M3. This raises concerns regarding the potential for development-generated traffic to increase demand on strategic routes serving Wokingham Borough.
3. The application does not clearly quantify the number of development-generated freight vehicles expected to utilise the M3, M25, M4, A329(M) or

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other links within the Berkshire highway network. Whilst the applicant concludes that impacts on these corridors would not be significant, no detailed evidence has been provided to demonstrate how this conclusion has been reached. In the absence of quantified forecasts and network impact analysis, WBC cannot be satisfied that the wider strategic impacts of the development have been adequately assessed.

Impact on Strategic Highway Corridors

1. The assessment focuses primarily on the local highway network and M3 Junction 5. Limited information has been provided regarding the potential impacts on wider strategic routes serving Berkshire.
2. No specific assessment or commentary has been provided regarding potential impacts on the M4 or A329(M), despite these routes potentially forming part of the strategic freight network used by development-generated traffic.
3. WBC requests that consideration is given to the cumulative impact of development-generated traffic on the A33 corridor and associated junctions which accommodate strategic movements between Hampshire, Reading and Wokingham Borough.
4. The A33 corridor is identified within Wokingham Borough's infrastructure evidence base as requiring capacity improvements due to existing and forecast traffic pressures. Additional freight traffic associated with the proposed development could further increase demand on this strategically important route.

Conclusion

WBC requests further information to quantify the volume of development-generated traffic expected to use routes within Berkshire, including the M4, A329(M) and A33 corridors, and to demonstrate that no unacceptable impacts would arise on these strategic routes.

Until this information has been provided and assessed, WBC cannot conclude that the wider strategic transport impacts of the proposed development have been adequately addressed.

Conditions & Reasons (if required)			
Date:	10.11.2026	**Signed:**	GV

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