

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	262189
Site Address:	MURRELL HILL GRANGE, MURRELL HILL LANE, BINFIELD, BRACKNELL, RG42 4BY
Expiry Date:	7 October 2026
Proposal: Consultation from Bracknell Forest Council for outline application for the demolition of the single dwelling house and ancillary buildings at Murrell Hill Grange; the erection of up to 160 homes (including affordable homes); provision of Suitable Alternative Natural Greenspace; the creation of a new vehicular access onto Murrell Hill Lane; and the provision of a pedestrian access, open space, landscaping, SuDS, and other associated infrastructure. All matters reserved except for access.	

CONSULTATION RESPONSES

Parish/Town Council	St Nicholas Hurst Parish Council, Wokingham has no adverse comments pertaining to application 262189 and trusts that, in making its decision, the planning authority will apply the appropriate planning policies.
Internal	WBC Highways – No comments received WBC Green Infrastructure – No comments received WBC Landscape & Trees – No comments received

APPRAISAL

Is there a strategic impact upon Wokingham Borough?:

Yes	☐
No	☒

RECOMMENDATION

From a spatial perspective, the proposed development would appear to be a logical extension to the settlement of Popeswood. The presence of Pockets Copse would create a natural barrier between the development and the administrative boundary shared with Wokingham Borough Council, avoiding the blurring of settlement identities.

From an infrastructure perspective, Wokingham Borough Council trust that Bracknell Forest Council will assess the impact of the development on local amenities and services appropriately, securing non-monetary or monetary contributions where necessary to mitigate identified impacts.

Similarly, the site is located within the 5km Linear Mitigation Zone for the Thames Basin Heath SPA. Wokingham Borough Council trust that Bracknell Forest Council will conduct an appropriate assessment and secure SANG/SAMM contributions

where necessary, proportionate to the scale of the proposed development.

Aside from the above, Wokingham Borough Council have received several neighbour representations related to this development. These representations are summarised below.

- Lack of primary and secondary school capacity in the area.
- Lack of local amenities (shops, petrol stations) to serve the existing and proposed populations.
- Loss and fragmentation of wildlife habitats
- Scale of the development is inappropriate for the site and its surroundings.
- Concerns regarding traffic generation, highway capacity and safety.
- Concerns regarding the safety of the proposed vehicular access.
- Not a sustainable location in terms of access to sustainable forms of transport.
- Development too significant for Binfield's context.
- Lack of capacity at local medical practices.

Comments from WBC Highways pertaining to matters of highway safety will be submitted directly to BFC in due course.

Date:	7 October 2026
Earliest date for decision:	7 October 2026

Recommendation agreed by: (Authorised Officer)	
Date:	7 October 2026