

Date: 9 June 2026
Application: 261132



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Permission In Principle Consultation

Application Number: 261132

Applicant: Joe Atkinson

Site Address: Land Adjacent to Hucklebury, Waingels Road, Charvil, RG10 0UA

Parish: Woodley

Grid Reference: Easting - 477577, Northing - 174848

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

Proposal: Permission in principle application for the proposed erection of a maximum of 6 no. dwellings (or a minimum of 4 no. dwellings) including formation of access from Waingels Road.

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 261132. 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 **30 June 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [TD]		
Service	WBC Highways	App No:	261132
Address:	Land Adjacent to Hucklebury, Waingels Road, Charvil, RG10 0UA.		
Proposal:	Permission in principle application for the proposed erection of a maximum of 6 no. dwellings (or a minimum of 4 no. dwellings) including formation of access from Waingels Road.		
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

The applicant seeks Stage 1 Permission in Principle for a residential development comprising the erection of a minimum of 4 and a maximum of 6 dwellings.

As this application is a Permission in Principle, the scope is limited to location, land use and amount of development. Only issues relevant to these 'in principle' matters are to be considered. Should the Permission in Principle be granted, outstanding highway elements, including means of access, layout, parking and sustainable transport will be assessed in the subsequent Technical Details Consent.

Sustainability

There is a relevant appeal decision for a site further along Waingels Road, and this concluded that the residents would not be wholly reliant on the use of private motorised transport for most of their day-to-day needs. As this site is within the same vicinity, linked with a continuous footway on the north side of Waingels Road, residents would have similar access to daily services. For this instance, the Highways Authority would not raise an objection on site sustainability.

However, it is recommended that a sustainability assessment is submitted with any Stage 2 application, and this shall include measures to improve or promote accessibility by modes other than the private car.

Access

The site will be accessed from Waingels Road, which routes in a north-east south-west orientation to the west of the site. The indicative site layout indicates that the site will be accessed via a new internal access road off Waingels Road, which is acceptable in principle.

Further details will be expected at the technical consent Stage 2 to demonstrate acceptable visibility splays from the proposed access onto Waingels Road, which is subject to a 40mph speed limit.

The junction will expected to be designed to adoptable standards with swept path analysis for emergency and servicing vehicles to be submitted.

Traffic Impact

The traffic generated from up to six dwellings would not have significant impacts on the wider highway network.

Conditions & Reasons (if required)

Date:	16/06/2026	Signed:	JP [TD]
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