

Memorandum: Consultee Response (Planning)

To:	Kevin Lloyd Jones	Direct Line:	Development Management
From:	Andy Wells	Ext No.	
Consultee:	Highways	Dated:	13/04/2026, 16:36
Ref:	PA/2026/0301		
Proposal:	Full application for the proposed erection of stable block, consisting of no.3 stable stalls with associated hardstanding driveway.		
Location:	Land At Junction Of Forest Road and Foxley Lane, FOREST ROAD, BINFIELD, BRACKNELL		

BFC HIGHWAYS RESPONSE

Although the application is submitted to Wokingham borough, there is a sliver of land along the eastern boundary which is within BFCs administrative area. The Planning Officer may wish to make representation in this regard. Access is also proposed from Forest Road partly within this area.

The proposed access surfacing with hoggins is not acceptable and would result in deposit of loose material onto BFC's highway network. Hard surfaced access is required. The access gate width is insufficient and the gate is too close to the carriageway of Forest Road. The gate needs to be set back such that a horse box can wait fully off the carriageway of Forest Road for the gate to be opened. The visibility from this gated access is also significantly substandard.

A Highways Act Section 278 agreement with Bracknell Forest Council would be needed but is unlikely to be accepted due to insufficient visibility, insufficient set-back of gate into the site and the deposit of loose material onto the highway resulting from the proposed hoggins surfacing of the access road.

Summary	Bracknell Forest Council as Highway Authority for the access location objects and recommends that the application is refused. The proposed access would not provide safe and suitable access for all users and would result in an unacceptable impact on highway safety due to insufficient visibility, insufficient set-back of gate into the site and the deposit of loose material onto the highway resulting from the proposed hoggins surfacing of the access road, contrary to BFC Local Plan policy LP25 vi & vii and the NPPF at paragraphs 115 b) and 116.
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