

Date: 21 March 2025
Application: 250604



**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,

Permission In Principle Consultation

Application Number: 250604

Applicant: The Owner and/or Occupier

Site Address: Sulby Croft, Heathlands Road, Wokingham, RG40 3AR

Parish: Wokingham Without

Grid Reference: Easting - 482524, Northing - 165671

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

Proposal: Permission in principle application for the proposed erection of up to 5 no. dwellings, following demolition of the existing dwelling.

Case Officer: Connie Davis

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 250604. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	AC		
Service	WBC Highways	App No:	250604
Address:	Sulby Croft, Heathlands Road, Wokingham, RG40 3AR.		
Proposal:	Permission in principle application for the proposed erection of up to 5 no. dwellings, following demolition of the existing dwelling.		
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

Sustainability

The proposed development would result in an additional 4 dwellings in this location.

The nearest bus stops are on Nine Mile Ride at Kingsbridge Cottages, over 700m from the site. This exceeds the normally accepted 400m walking distance.

These bus stops are served by bus routes 125, 125A and 125B which operate 7 buses a day to Crowthorne and 6 buses a day to Wokingham, with 2 services each way on a Saturday. There are no late evening or Sunday services. This bus service cannot be described as a good service as set out in policy CP6.

Highways has carried out an assessment of distance to local facilities, and there are no local services apart from a primary school and some leisure facilities within an acceptable walking distance of the application site. Due to the location of the site and the lack of local services, any resident would be dependent on the use of the private car and there would be little or no use of walking and cycling. Therefore, this site would be considered unsustainable.

There is no footway and no street lighting along this section of Heathlands Road and as such the walking and cycling environment is also considered to be substandard.

Conditions & Reasons (if required)			
The applicants have failed to demonstrate to the Council's satisfaction that the site is sustainable in transport terms with regards to its location and access to services. The proposed development is not within walking distance of local facilities, amenities and schools and will results in a high level of car dependency contrary to the sustainable goals of the NPPF and core strategies policies CP1, CP3, CP6 and CP9 and will therefore result in an unsustainable intensification of a use of land.			
Date:	24/3/25	Signed:	AC