DELEGATED OFFICER REPORT

WOKINGHAM BOROUGH COUNCIL

Application Number:	262556
Site Address:	Land At Lodge Farm, Hook Road, North Warnborough
Expiry Date:	23 November 2026
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.	

CONSULTATION RESPONSES	
Finchampstead Parish Council	No objection
Internal	Highways – Consultation Response Received

APPRAISAL	
Is there a strategic impact upon Wokingham Borough?:	
Yes	☐
No	☒

RECOMMENDATION

Following appraisal of the application, it is considered that the Local Planning Authority would not raise an objection to the proposal in respect of its impact on Wokingham Borough.

The application site is located approximately 10km from the Wokingham Borough boundary, adjacent to M3 Junction 5. WBC Highways has reviewed the submitted Transport Assessment and supporting modelling and notes that a significant proportion of development-generated LGV/HGV traffic is expected to access the strategic highway network via M3 Junction 5. Whilst the assessment principally considers impacts on the local highway network and the M3, limited information has been provided regarding the onward distribution of this traffic and its potential impact on strategic routes serving Berkshire.

In particular, they highlight that the submitted information does not clearly quantify the level of development-generated freight traffic that may use the M4, A329(M) and A33 corridor, or demonstrate how the conclusion that impacts on these routes would not be significant has been reached. WBC Highways has therefore requested that further consideration be given to the wider distribution and cumulative impact of development-generated traffic, including on the A33 corridor and associated junctions.

Whilst these matters are not considered to warrant an objection from WBC, the determining authority should have regard to the Highways comments when assessing the application and consider whether sufficient information has been provided to demonstrate that the proposal would not result in unacceptable impacts on the wider strategic highway network. Whilst WBC does not raise an objection to the proposal, the determining authority should have regard to the matters identified by WBC Highways as part of its overall assessment. In particular, consideration should be given to whether the proposal and supporting evidence satisfactorily address the relevant local and national planning policy requirements, together with any other material considerations.	
Date:	23 November 2026
Earliest date for decision:	N/A

Recommendation agreed by: **(Authorised Officer)**	BJC
Date:	**23.11.26**