

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	261007
Site Address:	Badgerwood, West Road, Wokingham
Expiry Date:	15 May 2026
Proposal: Consultation from Bracknell Forest Council for the following proposal of change of use of land for the siting and residential occupation of 23no. park homes.	

CONSULTATION RESPONSES

Parish/Town Council	Comments raised regarding conditions to be imposed
Internal	WBC Highways – No objection

APPRAISAL

Is there a strategic impact upon Wokingham Borough?:

Yes	☐
No	☒

RECOMMENDATION

Following the appraisal of the application and consultation with WBC Highways, it is considered that the Local Planning Authority would not raise any objection to the proposal.

Given the scale of development and the location of the application site, there is not considered to be a strategic impact upon Wokingham Borough. WBC Highways advised that as the entire site and access are located with Bracknell Forest Council, the Highways Authority has only review on the submission related to trip generation and sustainability. As the proposed site is located at the front parcel within the established Badgerwood Residential Park for 70 caravan units, the LHA has no objection on site sustainability. The applicant has assessed the proposed traffic impacts with reference to the observed traffic of the existing units. The cumulative traffic impacts of the development are acceptable.

There are not considered to be other material considerations that would warrant further assessment on the part of Wokingham Borough Council. A full assessment of the impact of the proposal in relation to other material considerations will be undertaken by Bracknell Forest Council.

However, Wokingham Without Parish Council have requested that if approved, the application must be subject of a construction management plan to handle the routing

and activities of construction vehicles, including timing, signage, size of vehicles, direction of vehicles and wheel washing. Restrictions on any subsequent intensification of activity and imposition of an age restriction condition should also be considered, as per the applicant's planning statement. This will be noted in the response sent to Bracknell Forest Council.

Wokingham Without Parish Council also noted that the application documents were not uploaded to the Wokingham Borough Council website. As this is not a Wokingham Borough Council application, documentation should be viewed on the authority's website that has received the application (as Wokingham Borough Council were not sent this documentation). Concern was raised that Wokingham residents would not have seen the submission and therefore an extension to the consultation period is requested.

It should be noted that a public consultation is not undertaken by Wokingham Borough Council for adjoining authority consultations; members of the public should submit any comments to Bracknell Forest Council's planning application directly and liaise about timeframes to do this. Courtesy letters to the closest Parish Council and Ward Councillors are sent, but these too are not formal consultations as Wokingham Borough is not the determining authority.

Date:	14 May 2026
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Recommendation agreed by: (Authorised Officer)	
Date:	14/05/26