

Date: 13 May 2026
Application: 261143



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Pre-app consultation Consultation

Application Number: 261143

Applicant: Nick Herbert

Site Address: Land Adjacent to Merchiston, Blakes Lane, Wargrave, RG10 9TA

Parish: Wargrave

Grid Reference: Easting - 480468, Northing - 178610

Type of Development:

Proposal: Pre-application advice for the proposed erection of 1no. dwelling with associated landscaping, access and ancillary works.

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 261143. 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 **4 June 2026**. As this is a pre-application request, you are reminded that all correspondence should be through the case officer. If the developer contacts you direct, please refer them to the case officer unless otherwise directed. It is possible you will be required to attend a meeting with the developer as part of the pre-application process and you will be contacted if this is the case.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	TD / BA		
Service	WBC Highways	App No:	261143
Address:	Land Adjacent to Merchiston, Blakes Lane, Wargrave, RG10 9TA.		
Proposal:	Pre-application advice for the proposed erection of 1no. dwelling with associated landscaping, access and ancillary works.		
Type of Development:			
Site Visit Made:	Yes/No		

Summary Of Recommendations

Comments On Proposal

General

The pre-application proposals are to erect a detached dwelling with associated landscaping, access and ancillary works.

Sustainability

The proposed dwelling would be located on a parcel of land within the metropolitan green belt.

Distance to Local Amenities

Local services and amenities in Wargrave village centre are situated a 2.1km walk away, with a few shops on Victoria Road, which is approximately 1.3km away. Distances to these amenities exceed the acceptable distance to local services and facilities as outlined in the IHTs Guidelines for Providing Journeys on Foot.

The nearest nursery is located approximately 870m south on foot. To access this, it would require walking along Tag Lane, which has no footway.

Overall, the accessibility of the site to local amenities is not considered acceptable by the LHA.

Route Quality and Environment

Travelling in either direction from the proposed dwelling along Blakes Lane, there are no continuous walking and/or cycling routes. The route is also heavily wooded and there is no street lighting present. It is relevant to note that Blakes Lane has a

national speed limit (60mph), which means it is dangerous for pedestrians to walk in the carriageway.

The wider surrounding road network is similar with a lack of pedestrian and cycle routes.

Public Transport Accessibility

The closest pair of bus stops are located west on Blakes Lane, which is circa 240m from the site access, which is within the maximum walking distance to a bus stop (400M). It is important to note that there are no safe walking/cycling routes to access these bus stops. These bus stops are served by the 127 route, which only operates five services per day on a Saturday. This route does not meet the 'good' standard required in WBC Local Development Framework. Furthermore, the waiting environment at the bus stops route may not be considered as safe and attractive to pedestrians / cyclists.

Summary

The LHA would not object to these proposals, if the applicant can demonstrate safe and suitable vehicular access, sufficient car parking provision, sufficient cycle storage and active electric vehicle charging will be provided.

Due to the reasons set out above, the LHA consider that this site will heavily be dependent on car travel due to the minimal sustainable transport options available. However, due to the small-scale/single dwelling nature of this proposal the LHA would not object on sustainability grounds. If a more dwellings were proposed at this location; which is likely to result in car reliant development then the LHA would object on sustainability grounds.

Traffic Impacts

The provision of one dwelling is unlikely to have a significant impact on the local highway network.

Access

As indicated in the layout plan for the proposed dwelling, a new access would be provided off Blakes Lane.

If gates are to be provided for the access, they are required to be set back at least 5m from the edge of the carriageway and the gates would need to open inwards (away from Blakes Lane). This is to avoid vehicles obstructing the carriageway whilst gates are opening and would need to be illustrated on a plan.

Because a new access is to be provided, visibility splays of 215m x 2.4m would be required in accordance with Design Manual for Roads and Bridges CD109 (60mph). Alternatively, the applicant could conduct speed surveys and use the 85th percentile speed to inform the visibility splays, provided full speed survey results are attached.

The applicant will be required to consult with utility operators in regard to the movement of the telegraph pole. It may be easier for the applicant to relocate the access away from the pole to avoid obstruction and visibility conflicts.

Visibility constraints due to vegetation would also need to be taken into consideration.

The applicant would need to demonstrate that the furthest point of the proposed dwelling is within 40m of the public highway, to ensure adequate fire tender access. If the furthest point of the proposed dwelling were to exceed 40m, the applicant would be required to demonstrate the access and egress of a fire tender vehicle in the forward gear.

Full details of the access arrangement would be required at application submission.

Parking

The applicant would be required to set out the proposed parking arrangement at application submission. WBC assess car parking requirements based on habitable rooms.

The applicant has not indicated the number of habitable rooms in the proposed dwelling, so exact parking requirements are unknown at this stage. In general, for a single dwelling, 2 spaces are required for up to 7 habitable rooms and 3 spaces for 7+ habitable rooms. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

At application stage, a plan clearly showing the proposed parking layout with adequate space for manoeuvre would be required. Highways would welcome access and egress to be undertaken in the forward gear and for this to be demonstrated on the plan also.

EV Charging

The applicant would be expected to provide one active EV Charging Point as per Building Regulations (Approved Document S). An application should indicate the EV Charging Point on a plan. The NPPF also requires applications to make provision for Electric Vehicle charging within new developments.

Cycle Parking

Cycle parking would need to be provided in line with WBC standards. The applicant would need to provide cycle parking either through an access to the rear garden of the proposed dwelling or through the provision of a garage or dedicated cycle store. A layout plan illustrating this would need to be submitted within the full application.

If a cycle store were to be provided, space for 2 cycles is required for a dwelling with 4-5 habitable rooms, and 3 cycles for a dwelling with 6+ habitable rooms.

Refuse Collection Strategy

According to Manual for Streets, the maximum carrying distances for households (30m) and refuse collection operators (25m) from the collection point.

The applicant should illustrate a bin store on a plan, indicating how far it is from the collection point for the collection vehicle.

Date:	22/05/2026	Signed:	TD / BA
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