

Date: 16 June 2025
Application: 251268



**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,

Full Planning Approval Consultation

Application Number: 251268

Applicant: Hall Hunter Partnership

Site Address: Goffs Barn, Wargrave Road, Wargrave, Wokingham, RG10 8DJ

Parish: Wargrave

Grid Reference: Easting - 478294, Northing - 177653

Type of Development: Other Change of Use

Proposal: (retrospective) Change of use of agricultural land to a use comprising the siting of 10 mobile homes for residential occupation by agricultural workers in connection with Sheeplands Farm.

Case Officer: Kieran Neumann

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 251268. 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:	251268
Address:	Goffs Barn, Wargrave Road, Wargrave, Wokingham, RG10 8DJ.		
Proposal:	(retrospective) Change of use of agricultural land to a use comprising the siting of 10 mobile homes for residential occupation by agricultural workers in connection with Sheeplands Farm.		
Type of Development:	Other Change of Use		
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

The mobile homes are adjacent to an existing lawful use for mobile homes occupied by agricultural workers of Sheeplands Farm. The 10 mobile homes subject to this application are already occupied and the application is retrospective.

Highways consider that the provision of agricultural workers accommodation reduces the need to travel and therefore offers sustainable merits. The supporting information states that there is a low level of car ownership amongst the workers and therefore outside of working hours they are likely to utilise sustainable modes of travel to access services and amenities within Wargrave and Twyford centres. The mobile homes would be served via an existing access to the site, via a private road onto A4 Bath Road and A321 Wargrave Road. There is a footway/cycleway on Wargrave Road and cycling is considered to be a viable alternative to the private car. Access to the 850 bus service to Reading/High Wycombe is also possible.

Highways request that secure and covered cycle storage is provided at a rate of 3 cycle spaces/mobile home in order to meet WBC parking standards based on the number of habitable rooms of each mobile home.

Conditions & Reasons (if required)

1. CF9 - CYCLE PARKING (TO BE APPROVED)

Date:	18/6/25	Signed:	AC
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