

Date: 31 January 2025
Application: 250120



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance
P.O. Box 157
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Berkshire, RG40 1BN
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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 250120

Applicant: Mr and Mrs Adams

Site Address: Lockey Farm, Sindlesham Road, Arborfield, Wokingham, RG2 9JH

Parish: Arborfield and Newland

Grid Reference: Easting - 476135, Northing - 167276

Type of Development: Minor Retail distribution and servicing (1-999)

Proposal: Full application for the erection of 1 no. building to form a farm shop, change of use of former farm shop building to Class E(g)(ii) use and alterations to the parking layout. (Part retrospective)

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 250120. 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:	250120
Address:	Lockey Farm, Sindlesham Road, Arborfield, Wokingham, RG2 9JH.		
Proposal:	Full application for the erection of 1 no. building to form a farm shop, change of use of former farm shop building to Class E(g)(ii) use and alterations to the parking layout. (Part retrospective)		
Type of Development:	Minor Retail distribution and servicing (1-999)		
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

General

The application is part-retrospective, and this includes continuation of use of the farm shop. A farm shop has already been in operation at the site for a number of years and Highways has no objection to the proposed use.

The former farm shop building is to be used for Research & Development purposes and this has already been in operation. Highways do not consider that the traffic associated with this will have an adverse impact on the highway network.

Parking

The proposal also seeks to regularise the parking at the site. A total of 39 spaces are available, plus use of an overflow car park at peak times (for a maximum of 28 days/yr). The proposed parking layout provides an extra 4 parking spaces and this is welcome. This is possible due to the removal of two buildings in this area of the site.

In accordance with WBC standards, the proposed farm shop requires 4 spaces (1 per 20sqm floor area available to customers). The applicant has allowed for 7 spaces within their submission and as such this exceeds the required level of parking. The research and development use requires 12 spaces for staff and visitors

(1 per 25sqm). The level of parking available within the main car park caters for this, however, there is also additional staff parking to the rear of the building.

The remaining parking (plus overflow) will remain available to visitors of the café and play area as per the existing situation.

In summary, the proposed level of parking is considered acceptable. The proposed parking layout maintains acceptable turning and circulation area and will be subject to a condition.

Cycle parking

Highways are not aware of the current level of cycle parking available to staff and visitors therefore recommend details to be provided. This shall include some long-term provision for staff (covered, secure) and short-term, accessible cycle parking for visitors. Details can be secured by condition if necessary.

Conditions & Reasons (if required)

1. CF6 – PARKING & TURNING
2. CF9 AMENDED: Within 3 months of the date of this consent, details of secure and covered bicycle storage/ parking facilities for the occupants of [and visitors to] the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose - CYCLE PARKING (TO BE APPROVED)

Date:	5/2/25	Signed:	AC
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