

Date: 18 June 2025
Application: 251441



WOKINGHAM
BOROUGH COUNCIL

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 251441

Applicant: Mr and Mrs Russell

Site Address: Mobile Home 1, Rosebarys Farm, New Bath Road, Twyford, Wokingham, RG10 9RX

Parish: Ruscombe

Grid Reference: Easting - 479136, Northing - 177470

Type of Development: Other Change of Use

Proposal: Full application for the use of land for the stationing of a mobile home to form an agricultural workers dwelling with associated parking and amenity space. (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 251441. 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:	251441
Address:	Mobile Home 1, Rosebarys Farm, New Bath Road, Twyford, Wokingham, RG10 9RX.		
Proposal:	Full application for the use of land for the stationing of a mobile home to form an agricultural workers dwelling with associated parking and amenity space. (Retrospective)		
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 principle of an agricultural workers dwelling in this location has already been established by way of previous temporary consents. There was no Highway objection associated with those applications. Highways consider that the provision of agricultural workers accommodation reduces the need to travel and therefore offers sustainable merits.

The access, parking and turning areas all remain as previously deemed to be acceptable for the previous consents.

Date:	23/6/25	Signed:	AC
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