

Date: 3 September 2024
Application: 242063



**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: 242063

Applicant: Henry Giles

Site Address: Wind In The Willows, Islandstone Lane, Hurst, Wokingham, RG10 0RJ

Parish: St. Nicholas Hurst

Grid Reference: Easting - 480424, Northing - 172964

Type of Development: Minor Gypsy and traveller pitches (1-9)

Proposal: Full application for the proposed subdivision of the existing gypsy and traveller site and the expansion of the use to provide 4 additional pitches on site (6 pitches in total) alongside the erection of ancillary day rooms.

Case Officer: Claire Moore

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 242063. 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:	JP		
Service	WBC Highways	App No:	242063
Address:	Wind In The Willows, Islandstone Lane, Hurst, Wokingham, RG10 0RJ.		
Proposal:	Full application for the proposed subdivision of the existing gypsy and traveller site and the expansion of the use to provide 4 additional pitches on site (6 pitches in total) alongside the erection of ancillary day rooms.		
Type of Development:	Minor Gypsy and traveller pitches (1-9)		
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

A Pre-application (Reference 232896) has been submitted prior to the formal planning application. The Highways have provided recommendations based on the submitted scheme with 10 pitches in total. The proposed scale of development has been reduced from 10 pitches to 6 pitches in this application.

The proposal involves the provision of 4 additional pitches by subdividing the existing gypsy and traveller site, alongside the erection of ancillary a day room, a touring pitch and two car parking spaces for each pitch.

In view of the site is already in use for traveller pitches, Highways have no objection on site sustainability for the proposal.

Traffic Impacts

The traffic generated from 4 additional pitches are unlikely to have significant impacts on the wider highway network.

Access

The existing site access and hardstanding will be utilised, and to be extended down to the south of the site to serve the 4 additional pitches. It is expected that the

existing visibility splays, waiting and turning areas will be retained, which is considered acceptable.

Manoeuvring

While there is a turning area adjacent to Pitches 1 and 6, it is uncertain if the proposed turning area and extended access road can provide sufficient spaces for emergency vehicles to access and egress in forward gears. The council has adopted the following dimensions for fire tenders:



DB32 Fire Appliance
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Max Track Width
Lock to Lock Time
Kerb to Kerb Turning Radius

8.680m
2.180m
3.452m
0.337m
2.121m
6.00s
7.910m

The applicant is required to provide the swept paths of a fire tender, using the dimensions above at the turning area, to ensure that emergency vehicles can access and egress in forward gears.

Parking

While the total numbers of habitable rooms of each pitch cannot be identified from the submission, according to the WBC Parking Standards, the development of such scale in Village location will require two to three driveway parking per pitch within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

Based on the submitted scheme of the six pitches, the driveway of each pitch will have sufficient spaces to provide three or more parking spaces, which is acceptable.

Two unallocated visitor parking spaces are proposed adjacent to the site access. The Highways welcome the provisions of visitor parking.

Cycle Provisions

The applicant proposes to provide one to two cycle storage spaces per pitch. The Highways welcome the proposed provisions.

Refuse Collection Strategy

A bin store will be provided per pitch and the collection arrangements will be the same as they current practice. As the site is gated and the internal road of access will remain private, according to Manual for Streets, the bin collection areas shall not be placed exceeding the maximum carrying distances for households (30m) and refuse collection operators (25m) from the public highways.

The distances between the bin stores of Pitches 3-5 and the public highways exceed acceptable carrying standards, the Highways request details on existing and proposed refuse management for further assessment.

Conditions & Reasons (if required)			
Date:	4/9/2024	Signed:	JP