

Date: 5 November 2024
Application: 242063



**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: 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 material change of use of land from agricultural to provide an enlarged caravan site and alterations to provide 4 additional pitches (total of 6 pitches) with associated hardstanding and ancillary day rooms.

Case Officer: Benjamin Hindle

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 material change of use of land from agricultural to provide an enlarged caravan site and alterations to provide 4 additional pitches (total of 6 pitches) with associated hardstanding and 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

The Highways received the revised submission to address to the Highways responses dated 4th September 2024. The previous memo has no further comments on sustainability, traffic impacts, access, parking and cycle provisions, so that those sections are no recapped in this response.

Manoeuvring

The applicant has revised the site layout for the provision of turning head, which is welcomed.

While it is not clearly indicated in the swept path, the dimensions of the vehicle are the same as the WBC adopted dimensions for fire tender. With the internal road width of 4.9m, emergency vehicles are likely to be able to access and egress in forward gears, which is acceptable.

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.

As per the previous comments, 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. The applicant may also consider building the access road to highways adopted standards.

Conditions & Reasons (if required)			
Date:	11/11/2024	Signed:	JP