

Date: 11 July 2025
Application: 250267



**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: 250267

Applicant: Mr Thomas Roberts

Site Address: 31 Barkham Ride, Wokingham, RG40 4EX

Parish: Finchampstead

Grid Reference: Easting - 478994, Northing - 165846

Type of Development: Major All other developments

Proposal: Demolition of the existing dwelling and material change of use of land as an extension to Victoria Gardens Residential Park Home Estate for the siting of 31 park homes (permanent C3 use class accommodation) and the construction of an ancillary community building (use class F2(b)) and park office (use class Eg(i))

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 250267.

The new details are as follows: **The proposal has been reduced from 35 park homes to 31 park homes. Revised technical documents relating to ecology, trees / landscaping, drainage / flooding and highways have been received to reflect the change in layout**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. 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. If you need any more information please do not hesitate to contact the case officer Connie Davis.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP	To (Case Officer):	Connie Davis
Service	WBC Highways	App No:	250267
Address:	31 Barkham Ride, Wokingham, RG40 4EX.		
Type of Development:	Major All other developments		
Proposal:	Demolition of the existing dwelling and material change of use of land as an extension to Victoria Gardens Residential Park Home Estate for the siting of 31 park homes (permanent C3 use class accommodation) and the construction of an ancillary community building (use class F2(b)) and park office (use class Eg(i))		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☒ Request further information before determination as **stated below**.

Comments On Proposal

General

The Highways received revised plans and a highways technical note to address to the Highways responses dated 5th March 2025. The Highways understands that the latest scheme has reduced to 31 park homes. This memo focuses on the revised details of the submission.

Parking

1. According to WBC Parking Standards, 0.2 visitor space shall be provided per dwelling, so that a minimum of 6 visitor parking spaces are required for the reduced numbers of park homes.
2. The applicant states a total of 5 visitor car parking spaces are proposed to the west of the community centre and main access road. The mentioned position appears to be overlapped with the proposed 6 parking spaces for the community centre, which is not acceptable.
3. Meanwhile, 5 car parking spaces are indicated to the east of the community centre and has been fallen within the blue line. The applicant shall clarify if these are the proposed visitor spaces.

Cycle Parking

4. A cycle storage locker of dimensions 1.9m x 0.9m x 1.4m will be provided per dwelling. The proposed locker is sufficient to store one bike, which is acceptable.
5. Four spaces (two Sheffield stands) are proposed for the community centre, which is welcomed.

Electric Vehicle Charging

6. The EVCP of each dwelling has been indicated on the proposed site plan, which is welcomed.
7. This may be subject to further authorisation via Building Control.

Trip Rates

8. The revised trip rates in the technical note are consistent with the agreed trip rates in 230791.
9. With reduced numbers of park homes, this results in 16 two-way trips in the AM and PM peak, which is equivalent to an additional 2 two-way trips over those for the approved scheme.
10. There would be little impact on the highway network caused by the proposed level of trips from this development.

Swept Path Assessments

11. Swept paths assessments have been updated based on the latest site plan, which is welcome.
12. For Drawing No. 2301002-TK003 (Rev. B), revision on the manoeuvring and turning area between Plots 28 and 29 is required, to avoid encroachment on proposed mown green space.

Framework Construction Management Plan

13. While the applicant suggests securing the Construction Method Statement via planning condition, Highways would have expected to see a framework plan to be submitted along with the planning application. This is still required.

Conditions & Reasons (if required)

Date:	14/7/2025	Signed:	JP
--------------	-----------	----------------	----