

Date:
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

Additional Highways comments dated 2nd December 2025 are indicated in blue.

The Highways received revised Construction Method Statement (CMS), Highways Technical Note (HTN) and [Servicing Management Plan \(SMP\)](#) to address to the Highways responses dated 17th September 2025, 19th September 2025, 28th October 2025 and 18th November 2025.

The responses on cycle parking, EVCP and trip rates in the revised HTN have been accepted previous in July 2025, which will not be recapped in this memo.

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 has confirmed that the community centre will remain ancillary to the residential homes on 8th September 2025, therefore the proposed 6

parking spaces for adjacent to the community centre will be served as visitor parking.

3. While the Highways would prefer visitor parking to be evenly distributed through the site, those provisions can be acceptable for this instance.
4. Paragraph 2.1 of HTN dated 6th October proposes to include 5 visitor parking spaces to the west of the community centre and main access road. This has been clarified that six visitor parking will be provided according to Drawing No. 2680-06E, which is acceptable.

Internal Road and Swept Path Assessments

5. Swept paths assessments have been updated based on the latest site plan, which is welcome.
6. The applicant has confirmed the internal access roads will serve one-way traffic and revised the swept paths in Appendix B of the HTN to travel in the proposed direction to the proposed one-way traffic, which are welcomed.
7. The applicant has provided the detailed design of internal access roads in Appendix C, including all necessary road markings and signages in this proposal, which is welcomed.
8. [The revised swept path for refuse vehicle \(in anticlockwise direction\) has been assessed in the SMP, which is welcomed.](#)
9. Servicing Management Plan is suggesting that goods deliveries must be pre-arranged with the park manager, and only permitted via smaller LGVs, which will mirror the existing arrangement of the adjoining site to the east. This can be acceptable in principle.
10. [The applicant has clarified the size limits for the permitted LGVs to be 6.7m long x 2.3m wide. The Highways can accept the swept path for refuse vehicle to be served as a proxy of other LGVs for future delivery and servicing vehicle.](#)
11. The revised swept path for rigid vehicle in Drawing No. 2301002-TK104 (Rev. A) is acceptable only for construction stage.
12. The revised swept path for large saloon car in Drawing No. 2301002-TK003 (Rev. D) is acceptable.

Framework Construction Management Plan

13. The applicant has submitted a framework Construction Method Statement along with the planning application, which is welcomed.
14. It is confirmed that deliveries will be limited to be Monday to Friday 09:00 to 17:00, within the working hours to avoid the peak hours of the highways network, which is welcomed. The Highways advise deliveries also to be carried out outside school entry and exit times, whenever possible.
15. The latest CMS has confirmed that the largest construction vehicle proposed is 16.5m long large articulated HGV.
16. Appendix C suggests that the mobile home unit will be delivered in two halves and some of the mobile home units will be transported by the 16.5m long articulated vehicles, then being towed into the final position using a 4x4 vehicle. The applicant has clarified the proposed unloading and built out arrangements of the site. Given mobile homes will be built out from the rear

of the park to the front, the Highways can accept that there will be sufficient manoeuvring spaces for a 4 x 4 vehicle to tow the mobile home.

17. Drawing No. 2401002-TK105 (Rev. A) has demonstrated the swept path for the proposed articulated vehicle reversing into the site and leaving the site in forward gear. It is confirmed that reversing into the park through support from banksmen, which is acceptable.
18. The proposed unloading area of articulated vehicle is shown in Figure 1 of the HTN, which the articulated vehicle would stop along the central spine road to unload the mobile home and be relocated into position. **It is confirmed that mobile units will not be stored along the central spine road and will be towed into the final position after being unloaded, which is acceptable.**
19. **The applicant also provides management details on the proposed temporary alteration of the one-way system of the eastern parcel in CMS V6, which is welcomed.**
20. Given the mobile homes will be built out from the rear to the front, the Highways would recommend the mobile home units to be unloaded within the red line until all units to the north of the community centre have been completed to minimise the needs of obstructing the central spine road.
21. The applicant shall be reminded that width limit has been imposed along the site frontage, where the proposed construction vehicle will have exceeded the width limit. Separate consent from the Traffic Management team will be required.

Conditions & Reasons (if required)

CF6 - PARKING AND TURNING (AS APPROVED)
CG1 - CYCLE PARKING (APPROVED)
CG4 - VISIBILITY SPLAYS FOR PRIVATE DRIVES
CH2 - STOPPING UP ACCESS
CH8 - CONSTRUCTION METHOD STATEMENT
CH9 - HIGHWAY CONSTRUCTION DETAILS

Lighting

Details of external lighting shall be submitted to and approved in writing by the local planning authority before the development is occupied. The details shall include location, height, type and direction of light sources and intensity of illumination for all external lighting strategies including details of lighting for all highways, cycleways, footpaths, public areas and any non-residential buildings. No further external lighting shall be installed without the written approval of the local planning authority.

Parking Management Strategy

Prior to the first occupation of any dwelling, a Parking Management Strategy for the management of the parking arrangements shall be submitted to and approved in writing by the local planning authority. The submitted Parking Management Strategy shall include details of the management of all parking spaces.

Reason:

To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6, CP13 and CP21 and MDDLDP policies CC07 and TB20.

Delivery & Servicing Plan

Prior to the occupation of the development hereby permitted, a Delivery and Servicing Plan shall be submitted to and approved in writing by the local planning authority. The management of the deliveries onto and within the site shall be in accordance with the approved details thereafter.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

Walking and Cycling Strategy

Prior to the commencement of development, details of measures within the development to improve footway and cycleway routes that connect the development with bus stops, Rooks Nest Country Park, Gorse Ride Schools, and local shops shall be submitted for approval by the local planning authority. The measures shall be implemented in accordance with the approved details prior to the occupation of the first dwelling.

In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.

Hours of operation

No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 hours and 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays and at no time on Sundays or Bank or National Holidays.

Date:	2/12/2025	Signed:	JP
--------------	-----------	----------------	----