

Date: 23 October 2025
Application: 251958



**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: 251958

Applicant: Mr Peter Rhodes

Site Address: Anglo Industrial Park, Unit 11, Fishponds Road, Wokingham, Wokingham, RG41 2AN

Parish: Wokingham Town

Grid Reference: Easting - 480071, Northing - 167753

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use of the building from Class E (light industrial) and B8 (storage and distribution) use to sui generis brewery and taproom including the temporary installation of an external LPG tank (part retrospective).

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 251958.

The new details are as follows: **Highways - Please review and comment on the submitted Transport Statement. Thanks.**

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 requested from the case officer.

Your observations are required in respect of this application by **6 November 2025**. If you need any more information, please do not hesitate to contact the case officer Claire Moore.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP	To (Case Officer):	Claire Moore
Service	WBC Highways	App No:	251958
Address:	Anglo Industrial Park, Unit 11, Fishponds Road, Wokingham, Wokingham, RG41 2AN.		
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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 a supplementary Transport Statement to address the Highways responses dated 19th August 2025 and follow-up comments on 22nd and 28th August 2025.

Opening Hours

The opening hours of brewing facility is 08:00-18:00 Monday to Friday. The opening hours of the taproom are confirmed to be 16:00-23:00 Monday to Thursday, and 12:00-23:00 on Friday to Sunday on the email response dated 7th October 2025.

Staff Arrangement

The breakdown of staff numbers, and the staff shift arrangement according to the user classes has been requested, and is still required.

Floor Area

The proposal involves 238m² of B2 use and 170m² of E(b) use. It is stated that the total customer serving floor area of the taproom is approximately 90m².

The applicant is required to confirm the remaining 80m² of E(b) use is not public space.

Traffic Impacts

Traffic flows have been assessed in the Transport Statement, which is welcomed. TRICS data has been used for the proposed trip rates.

The proposed two-way movements for the network and operations peaks are no more than 10 vph, which can be acceptable for this instance.

Parking

Five parking spaces are allocated to the site.

According to the WBC Car Parking Standards, the demand of parking for business and industrial development is subject to the proposed floorspace. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

As there is overlapped period for proposed B2 and A4 operations, to fully comply with the council's parking requirement, the proposal will require the following parking provisions:

Use Class	Car Parking Allocation	Parking Required
B2	Up to <250m ² , 1 space/25m ² Above 250m ² , 1 space/additional 50m ²	10
A4	1 space/3m ² public floor space	30
A1	1 space/20m ²	Clarification required if this is applicable

A parking survey was carried out to assess the sufficiency of off-street capacity. While the Highways would have expected hourly parking survey results to be presented during the surveyed hours, the observed parking stress are decreased from the beginning of the opening hours of the taprooms. The methodology of the parking beat survey is acceptable in principle for this instance.

It shall be aware that Area C (active from July 2025) shall be 33m instead of 60m, and Area E is not part of public highway and generally shall be excluded from the surveys unless the applicant can justify the legal right for any parking activities along Area E. For this instance, the potential numbers of on-street parking spaces are 53. Revision is required.



If the proposed parking provision is not sufficient, mitigation measures including but not limited to reducing the opening hours and/or Travel Plan would be expected.

Parking Management Strategy will be conditioned subject to the revised proposal is acceptable.

Conditions & Reasons (if required)

Date:	31/10/2025	Signed:	JP
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