

Date: 23 June 2025
Application: 251260



**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: 251260

Applicant: Hall Hunter Partnership

Site Address: Heathlands Farm, Honey Hill, Wokingham, RG40 3BG

Parish: Invalid code

Grid Reference: Easting - 482827, Northing - 166476

Type of Development: Major Heavy industry/storage/warehouse

Proposal: Full application for erection of extension to existing pack house following demolition of existing structures.

Case Officer: Kieran Neumann

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 251260. 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:	251260
Address:	Heathlands Farm, Honey Hill, Wokingham, RG40 3BG.		
Proposal:	Full application for erection of extension to existing pack house following demolition of existing structures.		
Type of Development:	Major Heavy industry/storage/warehouse		
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 250421) has been submitted prior to the formal planning application. Comments have been made to request for supplementary details on the net changes in staff number and HGV movements.

The applicant proposes to extend the existing pack house and increase the GIA by 2,712m². The existing site access and turning area will be utilised.

Traffic Impacts

The Transport Statement confirms that majority of the employee will be living on-site and there will be no additional travel demands from staff, it is anticipated that the daily HGV movements will increase from 50 movements to 60 movements per day between June to August.

While the net increase in daily HGV movements will unlikely induce significant traffic impact to the wider highway network, the applicant shall confirm that the additional traffic will be well-distributed throughout the day or avoid the peak hours of the highways network whenever possible.

Access and Parking

The proposed plans indicate that one additional loading bay will be provided. The applicant confirms that the extensions will increase the operation capacity and hence the HGV movements. As the site and operating details cannot be identified

from the submission, the applicant is required to justify sufficient on-site parking/loading areas have been proposed to cater for the additional HGV traffic.

Particularly, the applicant is required to confirm if the farm track to the site is a shared drive or of sole ownership of the proposed development. If the farm track will be shared with the adjacent properties, the shared drives shall always be kept clear from obstruction and parking.

Conditions & Reasons (if required)			
Date:	25/6/2025	Signed:	JP