

Date: 31 March 2025
Application: 243180



**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: 243180

Applicant: Rehoboth

Site Address: Rehoboth, Forest Road, Binfield, Wokingham, RG40 5QY

Parish: St. Nicholas Hurst

Grid Reference: Easting - 481181, Northing - 171061

Type of Development: Minor All other developments

Proposal: Full application for the proposed temporary siting of marquee and use of paddock for temporary event parking from 15th March to 15th August in any calendar year.

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 243180. 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:	243180
Address:	Rehoboth, Forest Road, Binfield, Wokingham, RG40 5QY.		
Proposal:	Full application for the proposed temporary siting of marquee and use of paddock for temporary event parking from 15th March to 15th August in any calendar year.		
Type of Development:	Minor All other developments		
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 submissions to address to the Highways responses dated 21st March 2025, which provide further details on the proposed events (frequency, capacity, time) and the proposed parking plan with 65 no. spaces and a minibus space. Temporary provision of 78-80 spaces can be provided in the manege.

The applicant has provided the following details:

Nature	Frequency	Time	Capacity
Events (includes AGM)	Once per month	Between evening and 22:00	Up to 130 people
Fundraising			
Volunteers Day for local businesses	Twice per month	Between 08:30 and 17:00	10-15 people
Post 16 Work Area			Circa 10 people

Parking

The applicant clarifies that 8 of these spaces will be utilised for general operations. As the existing paddock and manege will provide temporary parking provisions more than the maximum capacity of the participants, the Highways have no concern on parking arrangement.

Traffic Impacts

In view of the major events and fundraising are carried out during off-peak hours, and the low capacity and frequency for voluntary and work area services, the proposal will unlikely induce significant impacts on the wider highways network.

Conditions & Reasons (if required)

Date:	1/4/2025	Signed:	JP
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