

Date: 6 January 2025
Application: 243190



**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,

Variation/Removal of Condition Consultation

Application Number: 243190

Applicant: The Owner and/or Occupier

Site Address: Land south of Bridge Farm, Reading Road, Wokingham, RG2 9HT

Parish: Arborfield and Newland

Grid Reference: Easting - 474995, Northing - 167297

Type of Development: Major Heavy industry/storage/warehouse

Proposal: Application to vary condition 2 of Outline planning consent 223083 for the erection of up to 11 no. commercial units to provide 6,986sqm GIA commercial / employment development predominantly within Class B8 and/or Class E(g) uses with supporting facilities within Class E uses comprising ancillary offices, trade counters and food/drink facilities with highway works and strategic landscaping. Matters of Access, Siting and Scale to be considered only. Condition 2 refers to the approved details and the variation is to change the site layout.

Case Officer: Adriana González

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 243190. 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:	Gordon Adam Development Control		
Service	WBC Highways	App No:	243190
Address:	Land south of Bridge Farm, Reading Road, Wokingham, RG2 9HT.		
Proposal:	Application to vary condition 2 of Outline planning consent 223083 for the erection of up to 11 no. commercial units to provide 6,986sqm GIA commercial / employment development predominantly within Class B8 and/or Class E(g) uses with supporting facilities within Class E uses comprising ancillary offices, trade counters and food/drink facilities with highway works and strategic landscaping. Matters of Access, Siting and Scale to be considered only. Condition 2 refers to the approved details and the variation is to change the site layout.		
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

1. Highways understands that this application is to vary condition 2 of 223083 and reduce the number of units from 11 to 7 but maintaining the similar floor space 6,982 sqm.
2. The parking would also be reduced from 149 spaces to 128 spaces.
3. Please note, for unit 7 the parking is 25 spaces not 24.
4. In table 2 on page 1 of the parking assessment note, it states that for B8 under the Borough standards, there would be a requirement for 95 spaces, this is incorrect as there would need to be 36 spaces.
5. In the same document, a parking utilisation exercise has been carried out using the approved trip rates from 223083 which is welcome. However, this should have been carried out for the full site and not just for units 2 and 3.
6. That being said, highways have carried out the assessment for the 7 units and are content with the assessment.
7. The parking is therefore close to the upper range when comparing B2 and B8 and is therefore acceptable (36 spaces to 144 spaces).

8. Each unit has their own disable parking bay situated close to the access into each unit which is welcome.
9. EVC units will be provided in line with Building Control Regulations Approved Document S and will need to be shown on a plan.
10. Cycle and motor cycle parking will be provided in line with Borough standards and the details of those have been secured by condition.

Conditions & Reasons (if required)			
Date:	13 th Jan 2025	Signed:	Gordon Adam