

Date: 4 June 2025
Application: 251313



**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: 251313

Applicant: Mr M Phillips

Site Address: Hambridge Farm, Easthampstead Road, Wokingham, RG40 3BS

Parish: Wokingham Without

Grid Reference: Easting - 483144, Northing - 166924

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the permanent retention of a rural workers dwelling.

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 251313. 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:	AC		
Service	WBC Highways	App No:	251313
Address:	Hambridge Farm, Easthampstead Road, Wokingham, RG40 3BS.		
Proposal:	Full application for the permanent retention of a rural workers dwelling.		
Type of Development:	Minor Dwellings (1-9)		
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

The rural workers dwelling benefits from previous temporary consents. In respect of sustainability, Highways agree with the previous assessment, in that the nature of a rural workers dwelling with a farm worker on site offers a degree of sustainability, reducing the number of private vehicle trips, and on balance this is considered acceptable.

The retained use of the existing access is considered acceptable, as per previous consents.

The proposed level of parking is considered acceptable and consistent with previous consents.

Cycle storage has previously been provided within a building on site and access gates are set back.

Conditions & Reasons (if required)

CF4 – PARKING (AS APPROVED)
CG1 - CYCLE PARKING (APPROVED)

Date:	5/6/25	Signed:	AC
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