

The Spud Wagon
The Dukes Head Car Park, 56 Denmark Steet, Wokingham, RG40 2BQ

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Wokingham Borough Council
Planning Department
Civic Offices
Shute End
Wokingham
RG40 1BN

Dear Sir/Madam,

Re: Planning Statement for Mobile Catering Unit at The Duke's Head Public House Car Park

I am writing to provide a planning statement in relation to the mobile catering unit permanently parked at **The Duke's Head Public House**, located at **The Dukes Head Car Park, 56 Denmark Steet, Wokingham, RG40 2BQ**, in the car park area. The mobile unit has been positioned at this site with the intention of providing food and beverage services to customers, enhancing the public house's offerings and attracting additional footfall to the area.

This statement has been prepared to provide a comprehensive overview of the proposal, addressing planning policies, potential impacts, and the benefits of the use of the mobile catering unit at this location.

1. Site and Proposal Overview

The mobile catering unit is currently located in the car park of The Duke's Head Public House, which is a well-established venue located in a central position within **Wokingham**. The car park is primarily used for public house customers and is large enough to accommodate both the unit and the required parking spaces for patrons.

The unit itself is designed to be easily portable and has minimal environmental impact, both in terms of its size and infrastructure. It serves a variety of food and beverages for customers of the pub, contributing to the overall hospitality offering of the site. The mobile unit is positioned in a way that maintains clear access to the public house and does not obstruct vehicle circulation or pedestrian movement.

2. Justification for the Proposal

The provision of a mobile catering unit at The Duke's Head has been carefully considered, and we believe it offers several advantages for both the public house and the wider community:

- **Enhanced Customer Experience:** The mobile unit will provide additional dining options for pub visitors, particularly when enjoying the pub's beer garden in the warmer months. It offers a comprehensive food offering, to the patrons as The Dukes Head, commercial kitchen is not in use. Furthermore, the pub owners will benefit financially each month as we have agreed a rental price for a pitch. The additional income is hugely important.
- **Local Economic Benefit:** The mobile unit will generate further trade for the public house, attracting additional customers and increasing footfall in the area. This will support local employment and contribute to the economic vibrancy of the local community.
- **Flexible Nature of the Use:** The unit is intended to be a permanent feature, operating within the car park. It can be moved when necessary to accommodate other events or requirements within the car park or the public house's operations.
- **Sustainability Considerations:** The mobile unit has been designed with sustainability in mind. It minimizes waste generation and is fully self-contained, avoiding any impact on local infrastructure or utilities. Additionally, it will adhere to all necessary food safety and hygiene regulations.

3. Planning Policy Considerations

In preparing this proposal, we have taken into account the relevant planning policies within the **Wokingham Borough Local Plan** and the **National Planning Policy Framework (NPPF)**. We believe the proposal aligns with the following key policies:

- **Policy 8.1** Wokingham Borough is a key area in the economically important Thames Valley. The planning system plays a key role in supporting jobs, business and investment.
- **Policy 8.2:** Through the Local Plan Update, specific policies seek to contribute to meeting current and future needs for economic development by protecting key areas and facilitating their evolution to meet changing business needs.
- **NPPF Paragraph 85:** Supporting the role of local businesses and ensuring they are not unduly constrained by unnecessary regulatory burdens.

The proposal will not lead to significant adverse impacts on the surrounding area. It is consistent with local policies that promote economic vitality while maintaining environmental and social responsibility.

4. Traffic and Parking Impact

We have taken steps to ensure that the mobile catering unit does not negatively impact the surrounding area in terms of traffic flow or parking availability. The car park at The Duke's Head is large enough to accommodate both the catering unit and the parking needs of the pub's customers. We will ensure that parking spaces are not obstructed, and adequate vehicular access is maintained.

Furthermore, no changes to the surrounding road network are required, and there is no anticipated impact on local traffic. The mobile unit will operate during times that complement the normal activity of the pub, avoiding peak traffic hours.

5. Design and Aesthetic Considerations

The mobile catering unit is designed to be unobtrusive and visually appealing. It is compact in size, and its design has been chosen to complement the existing character of the public house and the surrounding area. Landscaping measures (e.g., plant pots, low hedging, etc.) will be implemented to soften the appearance of the unit and integrate it more seamlessly into the environment.

6. Community Impact

The presence of the mobile catering unit will contribute positively to the local community by offering a diverse range of food and beverage options in a popular and accessible location. It will also support the public house's ongoing efforts to offer more dynamic and flexible hospitality services, which are especially beneficial in a post-pandemic recovery context where outdoor spaces and food options are increasingly in demand.

7. Conclusion

In conclusion, we believe that the mobile catering unit at **The Duke's Head Public House** will provide significant benefits to the local community, enhance the customer experience, and support the business operations of the public house. The proposal has been carefully considered to ensure that it meets relevant planning policies, respects the local environment, and minimizes any potential impacts on the surrounding area.

We respectfully request that Wokingham Borough Council give favorable consideration to this proposal and provide any guidance or feedback as necessary.

Thank you for your time and attention to this matter. We look forward to your response.

Yours faithfully,

Richard Ayres
Director
Spud Wagon Group