

Date:
Application: 250267



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: 250267

Applicant: Mr Thomas Roberts

Site Address: 31 Barkham Ride, Wokingham, RG40 4EX

Parish: Finchampstead

Grid Reference: Easting - 478994, Northing - 165846

Type of Development: Major All other developments

Proposal: Demolition of the existing dwelling and material change of use of land as an extension to Victoria Gardens Residential Park Home Estate for the siting of 31 park homes (permanent C3 use class accommodation) and the construction of an ancillary community building (use class F2(b)) and park office (use class Eg(i))

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 250267.

The new details are as follows: **The proposal has been reduced from 35 park homes to 31 park homes. Revised technical documents relating to ecology, trees / landscaping, drainage / flooding and highways have been received to reflect the change in layout**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. 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. If you need any more information please do not hesitate to contact the case officer Connie Davis.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP	To (Case Officer):	Connie Davis
Service	WBC Highways	App No:	250267
Address:	31 Barkham Ride, Wokingham, RG40 4EX.		
Type of Development:	Major All other developments		
Proposal:	Demolition of the existing dwelling and material change of use of land as an extension to Victoria Gardens Residential Park Home Estate for the siting of 31 park homes (permanent C3 use class accommodation) and the construction of an ancillary community building (use class F2(b)) and park office (use class Eg(i))		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☒ Request further information before determination as **stated below**.

Comments On Proposal

General

The Highways received a Construction Method Statement and revised plans to address to the Highways responses dated 14th July 2025 and follow-up comments dated 9th September 2025. This memo focuses on the revised details of the submission.

Parking

1. According to WBC Parking Standards, 0.2 visitor space shall be provided per dwelling, so that a minimum of 6 visitor parking spaces are required for the reduced numbers of park homes.
2. The applicant has confirmed that the community centre will remain ancillary to the residential homes, therefore the proposed 6 parking spaces for adjacent to the community centre will be served as visitor parking.
3. While the Highways would prefer visitor parking to be evenly distributed through the site, those provisions can be acceptable for this instance.

Swept Path Assessments

4. Swept paths assessments have been updated based on the latest site plan, which is welcome.
5. The applicant is required to confirm the internal access roads will serve one-way traffic.
6. The submitted swept path for 10m long rigid HGV can serve as a proxy of other HGVs.
7. Given the tracking of the large rigid HGV will interfere with the proposed grassed area within the red line, the applicant is required to revise the internal road arrangement to facilitate the manoeuvring of future delivery and servicing vehicles:



8. It is relevant to note that proposed swept path will have overran the driveway of a park home of the wider site. The applicant will likely have to reposition Plot 18 to facilitate the manoeuvring.



Framework Construction Management Plan

9. The applicant has submitted a framework Construction Method Statement along with the planning application, which is welcomed.
10. The latest CMS has confirmed that the largest construction vehicle proposed is 10m long large rigid HGV.
11. While the framework CMS is generally acceptable, the applicant will be expected to include the following updates when discharging the formal condition of CMS:
 - Deliveries will be within the working hours and be outside school entry and exit times, and avoid the peak hours of the highways network whenever possible.
 - Loading and unloading area shall be indicated on the construction site plan.
 - The applicant shall be reminded that width limit has been imposed along the site frontage, where the proposed construction vehicle will have exceeded the width limit. Separate consent from the Traffic Management team will be required.

Conditions & Reasons (if required)			
Date:	17/9/2025	Signed:	JP