



BellamyRoberts

Servicing & Delivery Plan

SITE: Heathlands Farm, Honey Hill, Wokingham RG4 3BG
OUR REF: GDB.6178.SDP.1
APPLICATION REF: 251260
DATE: 12th March 2026

1 Introduction

1.1 Wokingham Borough Council has imposed a Condition (Condition 8) on planning permission ref: 251260.

That condition requires a Servicing and Delivery Plan which should meet the following conditions:

'Prior to the occupation of the development, a Delivery and Servicing Plan shall be submitted to, and approved in writing by the local planning authority. The submitted Delivery and Servicing Plan shall include the following details:

- i) Management details of proposed delivery activities (Trained banksmen to be used);*
- ii) Including HGV booking system (such as Fulcrum or similar);*
- iii) Anticipated daily HGV n°s expected;*
- iv) Routing Plan for HGVs (avoiding any schools and weight/height restrictions on the surrounding road network);*
- v) Accreditation Schemes in use (E.g. FORS and CLOCS)*
- vi) Parking and turning areas for HGVs. Turning areas to be demonstrated by swept path analysis of the largest vehicle.*



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The management of the deliveries onto and within the site shall be in accordance with the approved details thereafter.

1.2 The proposed development is an extension of the existing packhouse, and as set out in the Transport Statement submitted with the planning application, it will result in a relatively modest increase in existing HGV traffic movements. The majority of the increase will occur during June, July and August but over the year as a whole it will amount to a 9% increase in HGV traffic.

1.3 This Plan sets out the details required by Condition 8

2 Management & Details of Delivery Activity

2.1 The existing procedures will be maintained. On entering the site along the private farm road, incoming HGVs will be directed to the delivery yard, where they will be directed by a trained banksman to the appropriate loading dock. The banksman will assist the driver to ensure safe manoeuvring.

2.2 HHP are an experienced operating company. All banksmen are fully trained and aware of their safety and environmental obligations in relation to the Company's Goods Vehicle Operator's Licence.

2.3 The company operates its own booking systems to allocate delivery slots to all customers. This ensures that all deliveries are scheduled in advance so as to avoid congestion on site, and on surrounding roads. All delivery vehicles arriving on site are required to report at the designated HGV gate, from where they are directed to the appropriate loading bays.



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- 2.4** If overflow traffic does occur during busy periods, drivers are asked to wait within the transport office yard, which is adjacent to the incoming access road, before being called forward.

3 Routing Plan

- 3.1** The site is already subject to a S106 Agreement which includes a lorry routing plan and prohibits the use of Honey Hill for HGV access. That S106 Agreement was attached to planning permission F/2005/4929 and is dated 10 March 2006. A copy is attached at [Appendix 1](#) to this Delivery and Servicing Plan

4 Accreditation Schemes

- 4.1** The Company does not use accreditation schemes such as FORS or CLOCS. However, its Goods Vehicle Operator's Licence is of vital importance to the Company, which has all of the necessary processes and procedures in place to ensure that their transport operations are continuously managed in a safe and efficient manner.

5 HGV Parking and Turning

- 5.1** The parking and turning areas are sufficient for the largest delivery vehicles which are 6-axle, 16.5m long articulated HGVs. The plans at Appendix 2 demonstrate this with TRACK diagrams for such vehicles.

APPENDICES

APPENDIX 1

S106 Agreement 2006

MEMO



WOKINGHAM
DISTRICT COUNCIL

LEGAL AND DEMOCRATIC SERVICES

To: Adrian Ellis, Development Control
Peter Bourne, Highways Section
Susan Griffin, Planning Department
Cc Ian Jordan, Planning Department (without copy agreement)

From: Mary Severin (Mrs)

Tel: 0118 974 6539

Date: 13 March 2006

Subject: Section 106 Agreement – Heathlands Farm, Honey Hill, Wokingham
Planning application reference no: F/2005/4929

Attached for your information is a copy of the completed Section 106 Agreement for this site.

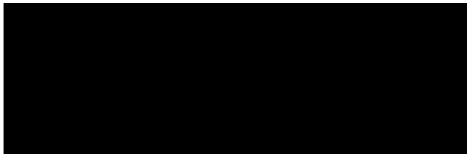
Adrian, I would be grateful if you could arrange to issue the planning permission at your earliest convenience.

The agreement concerns travel plan arrangements for the application site.

I would be grateful if the Development Control section could keep the Highways department informed as soon as the commencement of development.

Please do not hesitate to contact me if you have any questions.

[Redacted]
Mary Severin
[Redacted]

 DATED 

2006

WOKINGHAM DISTRICT COUNCIL
and
MARK ANDREW HALL AND MARY ALICE HALL
and
AMC BANK LIMITED
and
LLOYDS TSB BANK PLC

AGREEMENT

relating to the development of
land at Heathlands Farm, Honey Hill, Wokingham
F/2005/4929

Susanne Nelson-Wehrmeyer
Solicitor
Wokingham District Council
PO Box 151
Shute End
Wokingham
Berkshire RG40 1WH

THIS Agreement is made on 10th March 2006
BETWEEN

1. WOKINGHAM DISTRICT COUNCIL of Council Offices Shute End
Wokingham Berkshire RG40 1WW ("the Council")
2. MARK ANDREW HALL and MARY ALICE HALL of Heathlands Farm,
Honey Hill, Wokingham, Berkshire RG49 3BG ("the Owners")
3. AMC BANK LIMITED of ~~AMC House, Chantry Street, Andover,~~ ^{Chanter Place, Chanter Rd}
Hampshire SP10 1DE ("the First Mortgagee")
4. LLOYDS TSB BANK PLC (formerly Lloyds Bank Plc) of Dept. No.
9111, Bristol Securities Centre, P. O. Box 853, Unit 8, City Business
Park, Easton Road, Bristol BS99 5HZ ("the Second Mortgagee")

WHEREAS

- A. The Council is the local planning authority for the purpose of the Act for the District of Wokingham in which the Application Site as hereinafter defined is situated
- B. The Council is the local highway authority for the purposes of the Highways Act 1980 for the District of Wokingham in which the Application Site is situated
- C. The Owners are the freehold owners of the Application Site subject to Legal Charges dated 2nd November 1966, 24th March 1971, 11th May 1977, 4th January 1979 and 4th September 1992 in favour of the First Mortgagee and to a Legal Charge dated 26th March 1991 and 27th September 2005 in favour of the Second Mortgagee
- D. Hall Hunter Partnership (Farming) Limited of Heathlands Farm, Honey Hill, Wokingham, Berkshire RG40 3BG applied for detailed planning permission to develop the Application Site in the manner set out in the Planning Application and in the plans specifications and particulars deposited with the Council
- E. The Council resolved on 11th January 2006 that subject to this Agreement being entered into Planning Permission should be granted for development of the Application Site by change of use of horticultural

archaeological investigations site preparation and "commence" and "commencement" shall be construed accordingly

- 1.4 the "Development" means the proposed change of use and the formation of a new farm access pursuant to the Planning Permission on the Application Site and includes any development permitted by the Planning Permission
- 1.5 the "Lorry Routing Scheme" means the acts and procedures which shall be followed by the Owners for the purpose of notifying and advising all the drivers of the commercial delivery vehicles who shall visit and leave the Application Site of the access route required to be taken by such drivers to and from the Application Site which shall be in the form of the document annexed hereto and initialled by the parties for the purposes of identification or such document as may be varied from time to time by agreement in writing between the Owners and the Council
- 1.6 the "Lorry Route Plan" means the annexed plan marked "Lorry Route"
- 1.7 "the Plan" means the plan annexed to this Agreement
- 1.8 the "Planning Application" means the planning application for change of use of horticultural packhouse to include handling of imported horticultural produce and formation of new farm access
- 1.9 "Planning Permission" means the planning permission granted pursuant to the Planning Application in the form of the draft planning permission annexed to this Agreement with reference number F/2005/4929

2. Statutory Provisions

- 2.1 This Agreement is made under Section 106 of the Act
- 2.2 The covenants by the Owners as the freehold owner of the Application Site in this Agreement which constitute planning obligations for the purposes of Section 106 of the Act shall be enforceable by the Council as the local planning authority in

route to and from the Application Site in accordance with the Lorry Route Plan

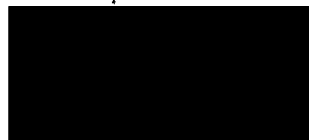
- 4.2 The Owners covenant with the Council that after the Commencement of Development they will use all their reasonable endeavours to implement the Lorry Routing Scheme (as may be varied from time to time by agreement with the Council) with the purpose and intention of ensuring that the Lorry Route Plan is followed by all commercial vehicles visiting and leaving the Application Site
- 4.3 The Owners further covenant with the Council to use all reasonable endeavours to procure that all Occupiers of the Application Site implement the Lorry Routing Scheme

5. Council's Legal Expenses

The Owners covenant with the Council to pay the Council's reasonable legal expenses incurred in the preparation hereof on or before the date hereof

IN WITNESS whereof the Council the Owners the First Mortgagee and Second Mortgagee have caused their Common Seals to be hereunto affixed to this Agreement the day and year first before written

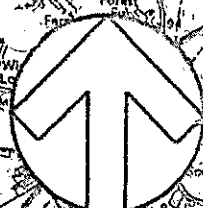
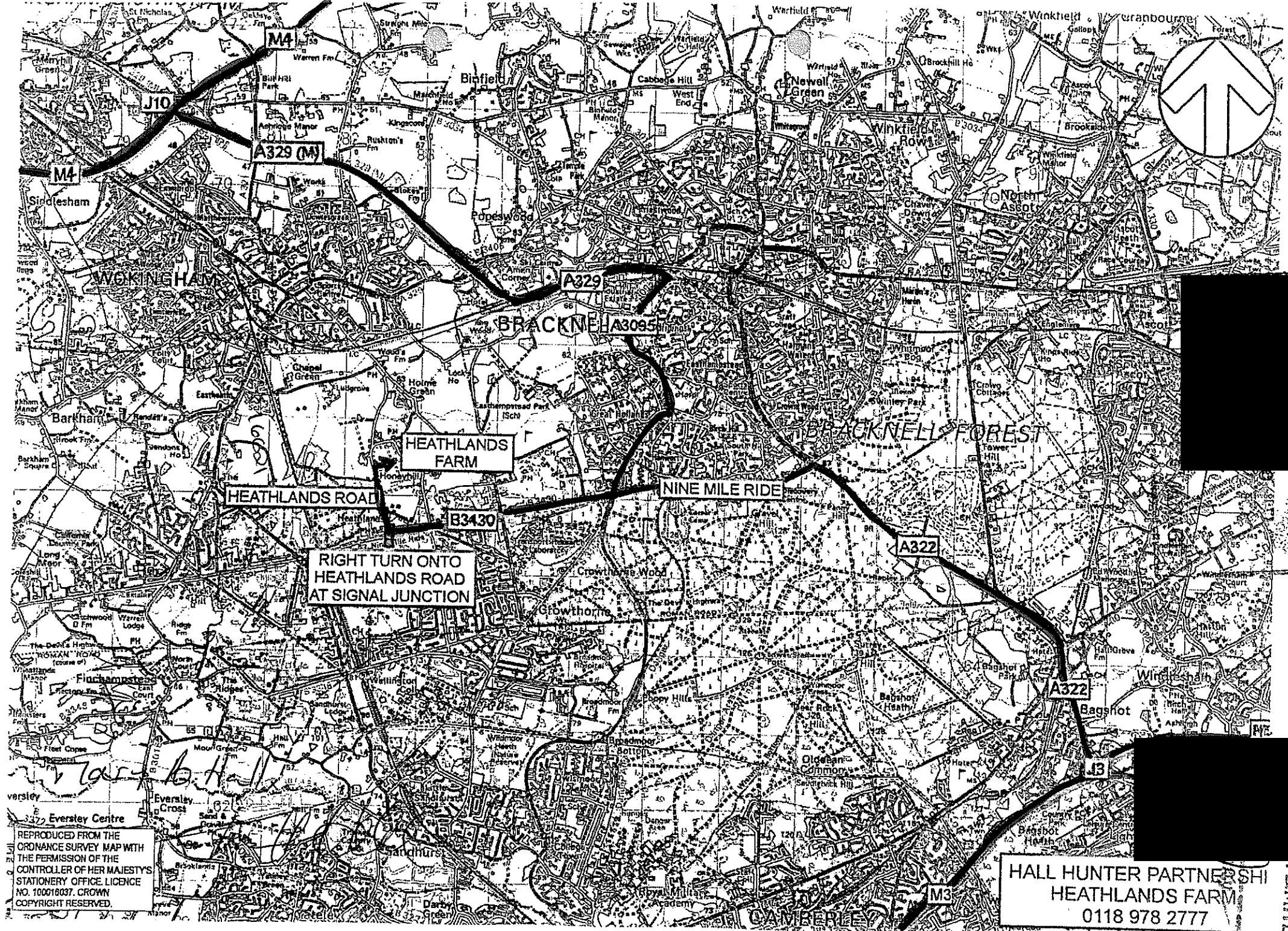
THE COMMON SEAL OF)
WOKINGHAM DISTRICT COUNCIL)
was hereunto affixed in the presence of:-)



Solicitor



TURN OFF AT JUNCTION 3 ON TO A332 TOWARDS BRACKNELL. CONTINUE UNDER A30 AND AT
ROUNDABOUT TURN LEFT ON TO B3430 TOWARDS FINCHAMPSTEAD. AFTER THIRD ROUNDABOUT,
TURN RIGHT AT TRAFFIC LIGHTS INTO HEATHLANDS ROAD.

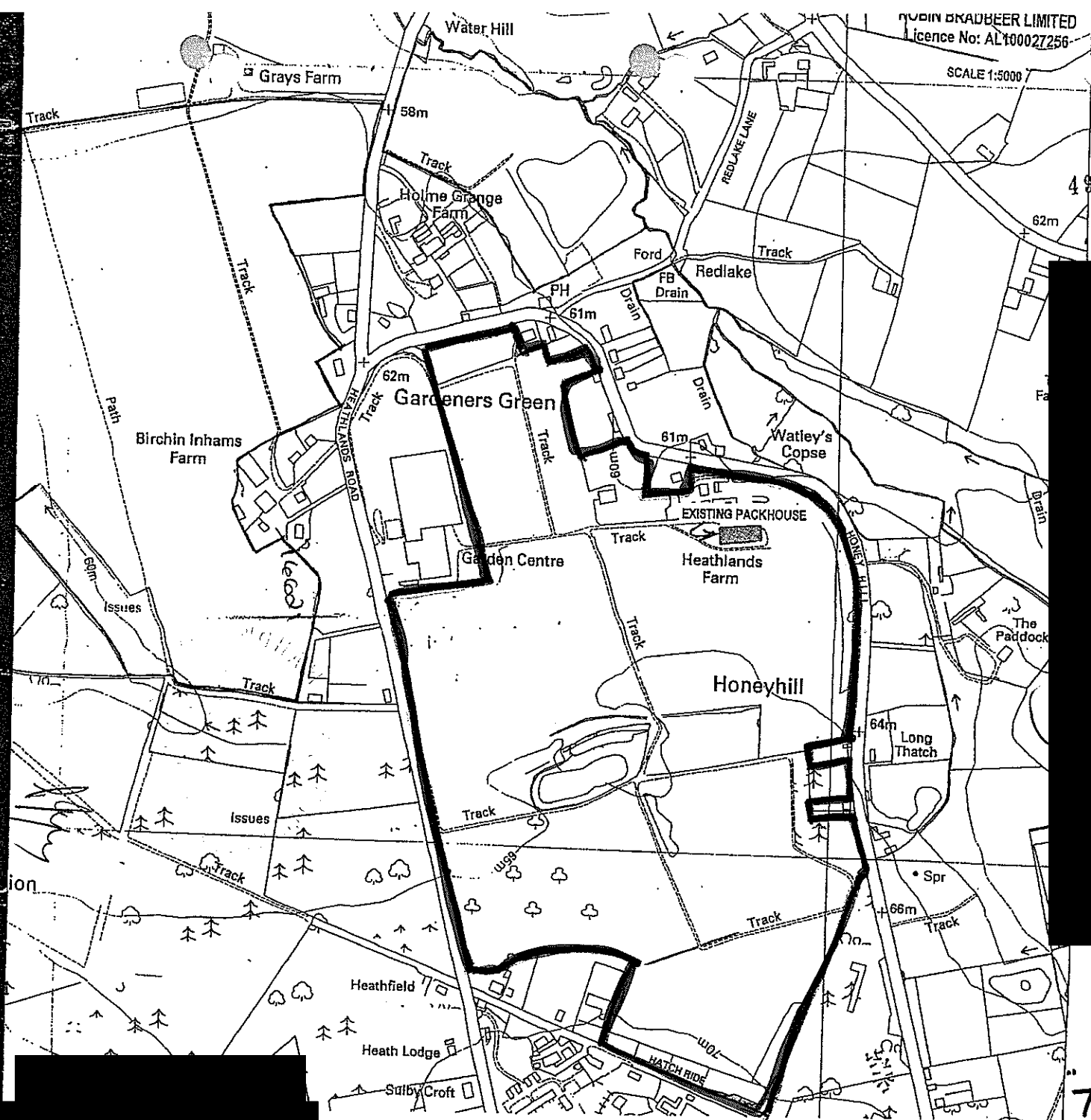


REPRODUCED FROM THE
ORDNANCE SURVEY MAP WITH
THE PERMISSION OF THE
CONTROLLER OF HER MAJESTY'S
STATIONERY OFFICE. LICENCE
NO. 100016037. CROWN
COPYRIGHT RESERVED.

HALL HUNTER PARTNERSHIP
HEATHLANDS FARM
0118 978 2777

LONG NILE FERN

LIMITED



ROBIN BRADBEER LIMITED
Licence No: AL100027256

SCALE 1:5000

4929 02JUN05

THE PLAN

Application No: F/2005/4929

PP

DRAFT DECISION NOTICE - DO NOT COMMENCE DEVELOPMENT

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Planning Permission

Hall Hunter P/Ship
C/O Robin Bradbeer Ltd
Steepways Farm
Nether Lypiatt
Stroud
Glos
GL6 7LS

Application Number: F/2005/4929

Parish: Wokingham Without

Location: Heathlands Farm, Honey Hill, Crowthorne.

Proposal: Proposed change of use of horticultural packhouse to include handling of imported horticultural produce and formation of a new farm access from Heathlands Road for HGV traffic.

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions & Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91a of the Planning and Compulsory Purchase Act 2004 (as amended).

2. This permission is in respect of the following plans:

- 1481/GA/001 C received 16 December 2005
- 1481/GA/002 D received 16 December 2005
- 01 (floorplans and elevations) received 30 June 2005
- 02 (lorry routeing agreement) received 14 August 2005

The development hereby permitted shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development is carried out in accordance with the approved details.

DRAFT DECISION NOTICE – DO NOT COMMENCE DEVELOPMENT

3. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on drawing number 1481/GA/001/C. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Reason: In the interests of highway safety and convenience.

Relevant Policy: Wokingham District Local Plan Policy WT7.

4. The improvements to the access track are to be implemented prior to the new access coming into use.

Reason: To enable vehicles to access the site in a satisfactory manner

Relevant Policies: Wokingham District Local Plan Policy WT7

5. Within 3 months of the date of this permission the vehicular access shall be surfaced with a bonded material across the entire width of the access for a distance of 20 metres measured from the carriageway edge.

Reason: To avoid spillage of loose material onto the carriageway and in the interests of road safety.

Relevant Policy: Wokingham District Local Plan Policy WT7.

6. Prior to the commencement of development, details of the location and form of protective fencing for the trees shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that there is no damage to the trees

Relevant Policy: Wokingham District Local Plan Policy WBE5

7. Prior to the commencement of development details of any tree surgery works shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that there is no damage to the trees

Relevant Policy: Wokingham District Local Plan Policy WBE5

8. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted. The works approved shall be carried out in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of visual amenity.

Relevant Policies: Berkshire Structure Plan Policy EN1; Deposit Draft Berkshire Structure Plan Policy EN1 and Wokingham District Local Plan Policies WOS3, WBE1 and WBE5.

DRAFT DECISION NOTICE – DO NOT COMMENCE DEVELOPMENT

9. There shall be no new development including hardstanding and fences within a buffer zone of 5 metres wide alongside the watercourse.

Reason: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

Relevant Policy: Wokingham District Local Plan Policies WIC15, WOS1, WOS3 and WNC4

10. The developer shall not store materials within a 5 metre wide buffer zone alongside the watercourse and should avoid gaining access in this zone. There must be no fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development unless otherwise agreed in writing with the Local Planning Authority.

Reason: To reduce the impact of the proposed development on wildlife habitats upstream and downstream including bankside habitats.

Relevant Policy: Wokingham District Local Plan Policies WIC15, WOS1, WOS3 and WNC4

Informatives

1. The development accords with the policies contained within the adopted development plan and there are no material considerations which warrant a different decision being taken.
2. You are advised in compliance with the Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision: Wokingham District Local Plan policies: WOS1, WOS3, WCC1, WBE1, WBE5, WT6, WT7, WIC15, WNC4
3. Culverting of a watercourse requires the prior written approval of the Local Authority under the Public Health Act 1936 and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Environment Agency seeks to avoid culverting and its consent for such works will normally be withheld. Contact Martin Boshoff on 01276 454335 for further details.
4. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact Corporate Head of Environment on tel: 0118 974 6302.
5. The developer's attention is drawn to the fact that this permission does not authorise the physical construction of the proposed off-site highway works and site access connections to the public highway. A separate agreement made with the Council under S184 of the Highways Act 1980 is required.

Mark Cupit
Development Control Manager
Date:

DRAFT DECISION NOTICE – DO NOT COMMENCE DEVELOPMENT

NEW DWELLINGS - If this notice relates to approval of new dwellings please ensure that you contact The Council to arrange for an address & post code to be allocated. Details can be obtained from Mrs V Conlon on 0118 974 6489.

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

DRAFT DECISION NOTICE – DO NOT COMMENCE DEVELOPMENT

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

- 1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6372 or you can write to them at: Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

- 2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.
- 3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.
- 4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

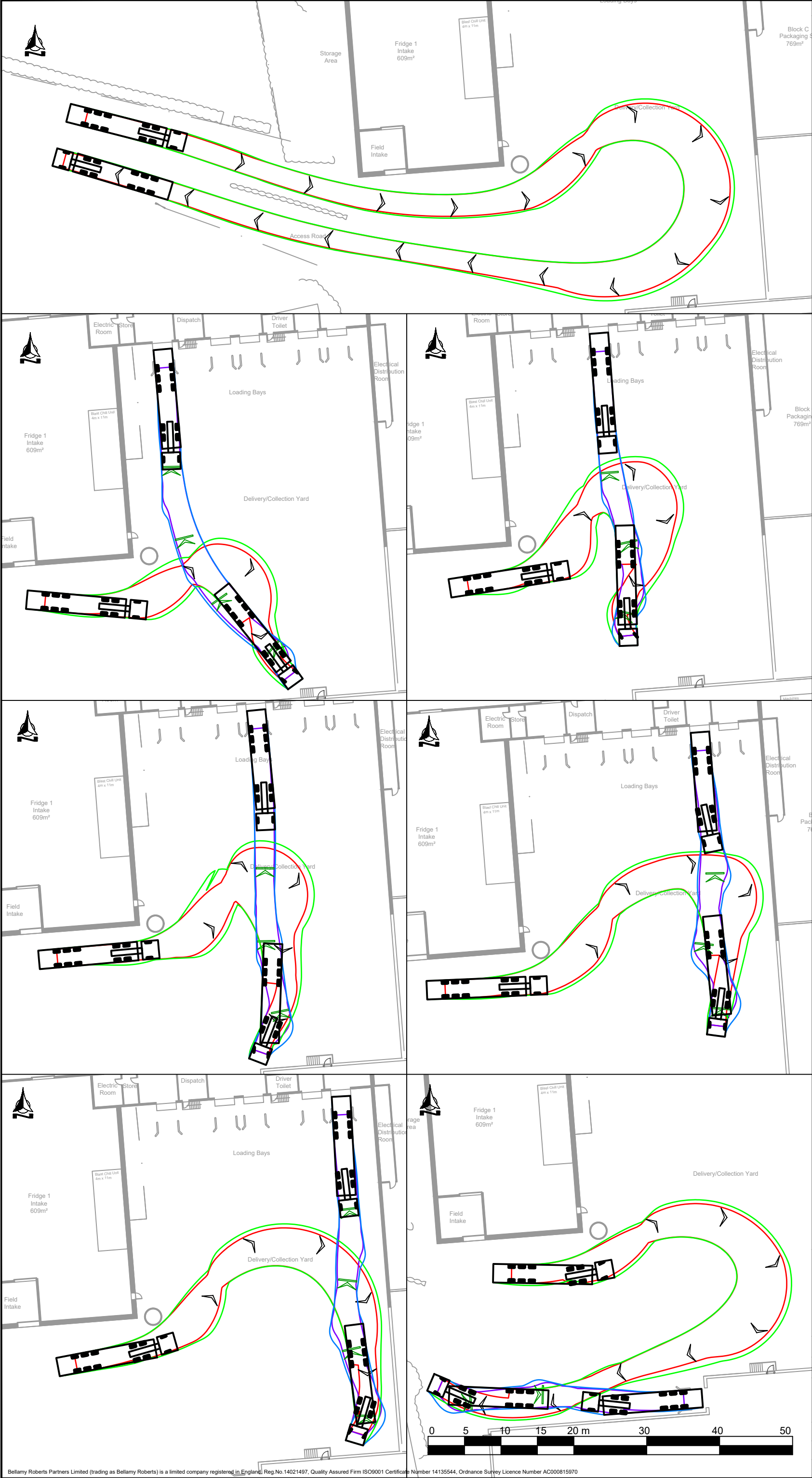
- 1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- 2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

- 1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

APPENDIX 2

Tracking Plan



Notes

Max Legal Length (UK) Articulated Vehicle (16.5m)
Overall Length 16.500m
Overall Width 2.550m
Overall Body Height 3.881m
Min Body Ground Clearance 0.411m
Max Track Width 2.500m
Lock to lock time 6.00s
Kerb to Kerb Turning Radius 6.530m

Bellamy Roberts
Suite 5, Bridgewater House
Market Place, Ringwood
Hampshire BH24 1AP
Tel: 01256 703355
Email: info@bellamyroberts.co.uk

CLIENT
Hall Hunter Partnership

PROJECT
Heathlands Packhouse

TITLE
Internal Tracking
16.5m Articulated Vehicle

DRAWN BY CR	DESIGN BY -	CHK BY GB
DATE 12/03/26	DRAWING No. 6178-201	
SCALE 1:500 @ A3	REV No.	