

Date: 3 March 2025
Application: 250452



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 250452

Applicant: Mr J Crossland

Site Address: Gto House Floral Mile, Bath Road, Hare Hatch, Wokingham, RG10 9ES

Parish: Wargrave

Grid Reference: Easting - 479923, Northing - 177973

Type of Development: Major All other developments

Proposal: Full application for proposed erection of a workshop including associated storage, landscaping and hardstanding, following the demolition of existing building.

Case Officer: Mark Croucher

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 250452. 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:	250452
Address:	Gto House Floral Mile, Bath Road, Hare Hatch, Wokingham, RG10 9ES.		
Proposal:	Full application for proposed erection of a workshop including associated storage, landscaping and hardstanding, following the demolition of existing building.		
Type of Development:	Major All other developments		
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

General

1. Highways understands that this application is for the erection of new workshop including associated office and storage space following demolition of existing out buildings at the Former Mabey Bridge site, Floral Mile, Hare Hatch.
2. This application follows the successful grant of planning permission 193047 and subsequent amendment application 210342 by the applicant for similar proposals on the same site which have not been delivered.
3. Highways had no concerns with either of these applications.

Parking

4. It is proposed that there would be 59 parking spaced on site with 4 motorcycle spaces.
5. To be in line with Borough standards for B1, B2 and B8 there would need to be 87 spaces. However, based on the proposed use of the site and the number of proposed employees, highways is content that the number of spaces proposed is acceptable.
6. However, there appears to be an inconsistency between the proposed site plan (001021 Rev P02) and the parking plan (ITB12312-GA-306). The latter

shows more parking spaces than the former and also what is in the Transport Statement. This will need to be clarified.

7. The spaces have been assessed and these are acceptable.
8. The level of motorcycle spaces are acceptable.

Cycle Parking

9. It is proposed that there would be 14 cycle spaces. This level of cycle parking is acceptable.
10. The cycle parking would need to be in a secure and sheltered location. However, highways is content to secure the details of this through a planning condition.

Electric Vehicle Charging

11. There is no mention of electric vehicle charging provision. This would need to be in line with Building Control Regulations Approved Document S.

Access

12. The access to the site would be from the B477 Mumbery Hill.
13. There are no plans to amend this access, and this is acceptable to highways.

Traffic Impact

14. Based on the trip rates from the TRICS database, for the existing use there would be 37 and 35 two-way movements in the AM and PM peak hours respectively.
15. For the previously consented use there would have been 39 and 41 two-way flows for the AM and PM peak hours.
16. The proposed development would result in 37 and 56 two-way movements.
17. Whilst the PM is higher (15 two-way flows), highways is content that this small increase would not have an impact on the wider highway network.

Pedestrian

18. It is proposed to extend the existing pavement on Mumbery Hill into the site which is welcome. This can be delivered through a Minor Works Agreement with the Borough.

Visibility Splays

19. Visibility splays of both of the access have been submitted and measured to 85th percentile speeds which is welcome.
20. These have been assessed and are acceptable.

Swept paths

21. Swept paths have been provided for a refuse vehicle and an articulated HGV with acceptable dimensions for the access from Mumbery Hill which is welcome.

22. These have been reviewed and are acceptable.

Framework Construction Method Statement.

23. Highways would have expected to see a framework construction method statement submitted. One was not, however, similar to the previous approved applications, highways is content to secure this through a planning condition.

Conditions & Reasons (if required)

Date:	25 th March 2025	Signed:	Gordon Adam
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