

**Date:** 10 December 2025  
**Application:** 252985



**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,

**Discharge of condition Consultation**

**Application Number:** 252985

**Applicant:** Mrs L Potter

**Site Address:** 74-76 Rear Of, Barkham Road, Wokingham, Wokingham, RG41 2RD

**Parish:** Wokingham Town

**Grid Reference:** Easting - 480363, Northing - 168311

**Type of Development:**

**Proposal:** Application for submission of details to comply with the following condition of planning consent 250039 dated 11.03.2025. Condition 3 relates to external materials, 4 to ground and building levels, 5 to construction method statement, 6 to archaeological works, 7 to landscaping.

**Case Officer:** Marcus Watts

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 252985. 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 requested from the case officer.

Your observations are required in respect of this application by **2 January 2026**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                                                                                                                                                                        |                |        |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | JP                                                                                                                                                                                                                                                                                     |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                                                                                                                                                                           | <b>App No:</b> | 252985 |
| <b>Address:</b>             | 74-76 Rear Of, Barkham Road, Wokingham, Wokingham, RG41 2RD.                                                                                                                                                                                                                           |                |        |
| <b>Proposal:</b>            | Application for submission of details to comply with the following condition of planning consent 250039 dated 11.03.2025. Condition 3 relates to external materials, 4 to ground and building levels, 5 to construction method statement, 6 to archaeological works, 7 to landscaping. |                |        |
| <b>Type of Development:</b> |                                                                                                                                                                                                                                                                                        |                |        |
| <b>Site Visit Made:</b>     | 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 proposal seeks consents for discharging conditions 3, 4, 5, 6 and 7 for Planning Application Reference 250039 for the proposed erection of 2 no. dwellings and garage, following demolition of existing garages. This memo responds on the submissions related to highway grounds.

### Condition 5 – Construction Method Statement

While Drawing No. MLP/CM/01, the submitted Construction Management Plan has more emphasises on waste management, the following details on highways are required:

- Hours of work (to be in line with Condition 15).
- Confirming that deliveries are proposed to be within working hours, and avoiding the peak hours of the highways network whenever possible.
- Anticipated numbers of staff and construction vehicles during the peak construction period.
- While implementation of lorry routeing strategy is not required, the applicant is expected to provide more details regarding the route beyond the Barkham Road. The route(s) of the construction vehicles shall be proposed, to ensure they will not pass-through town centre and have the least impacts to the residential area.

- Access gates are proposed. The position of site gates has to be indicated on the construction site plan. Whenever applicable, site gate will be required to open inward, and construction traffic will have to be directed by banksmen to avoid obstruction along the shared private drive. The driveway and entrance route shall be kept clear at all times.
- Given Bucks Copse is a private access, the Highways will not refuse the proposal for parking or loading/unloading arrangement on Bucks Copse. However, as Buck Copse is a shared access road with another 10 households with private parking restriction, the applicant shall liaise with the other landowners regarding the proposed parking and loading/unloading arrangements on Bucks Copse.

The proposed waste storage area, wheel washing and fencing arrangements are acceptable.

#### Condition 7 – Landscaping

Drawing No. 1113-LA-P-01 (Rev. P1) indicates the proposed 1.8m high timber fence, which has no negative impact on the approved visibility splays are expected, which is acceptable.

The Highways are also aware that the position and width approved footpath in Drawing No. 3044-404-G (dated April 2022) are amended from one 1.4m wide footpath to two 1.2m wide footpaths. Given the scale of the development, the proposed footpaths are acceptable.

#### **Conditions & Reasons (if required)**

|              |            |                |    |
|--------------|------------|----------------|----|
| <b>Date:</b> | 22/12/2025 | <b>Signed:</b> | JP |
|--------------|------------|----------------|----|