

Date: 14th August 2025
Application: 251695



**WOKINGHAM
BOROUGH COUNCIL**

SDL Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear SDL Highways,

Discharge of condition Consultation

Application Number: 251695

Applicant: Joe Halstead

Site Address: Land to the West of St Annes Drive and South of London Road, RG40 1PB

Parish: Wokingham Town

Grid Reference: Easting - 483344, Northing - 168622

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 203544 (APP/X0360/W/22/3297645) dated 20/12/2022. Condition 25 relates to waste and recycling management.

Case Officer: Joanna Carter

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 251695. 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:	Ben Amey Highways Development Control		
Service	SDL Highways	App No:	251695
Address:	Land to the West of St Annes Drive and South of London Road, RG40 1PB.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 203544 (APP/X0360/W/22/3297645) dated 20/12/2022. Condition 25 relates to waste and recycling management.		
Type of Development:	Erection of 55 Dwellings, including 19 affordable homes.		
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

Condition 25: Waste and Recycling Management

1. The swept paths drawing should be amended to include a scale bar, vehicle specification and vehicle speed used for the tracking. This is to allow the LHA to accurately assess the tracking.
2. The LHA require the applicant to demonstrate a refuse vehicle can pass a standard car on the site access road. This is a standard requirement of developments in Wokingham. Suitable passing space between refuse vehicles and cars is required to minimise the likelihood refuse vehicles or cars will need to reverse to allow the other to pass. Manual for Streets Para 6.8.8 states that: *'Reversing causes a disproportionately large number of moving vehicle accidents in the waste/recycling industry. Injuries to collection workers or members of the public by moving collection vehicles are invariably severe or fatal'*.
3. The LHA require widening of the bend in the access road. The swept paths show the refuse vehicle overruns the centre line which would present a risk

of conflict with vehicles exiting the site or queueing for the traffic lights. The swept paths also show the refuse vehicle is extremely close to the traffic lights and the splitter island and greater passing space is required.



4. The LHA also require the bin storage plan to display the drag distance between the proposed bin stores and the nearest kerbside point a refuse vehicle can stop to collect refuse. Manual for Streets Para 6.8.11 states that: *'The standard advice on dealing with typical weekly waste and recommends that the distance over which containers are transported by collectors should not normally exceed 15m for two-wheeled containers, and 10m for four-wheeled containers'*.

Date:	14 th August 2025	Signed:	Ben Amey
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