

Date: 12 June 2026
Application: 261376



**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,

Discharge of condition Consultation

Application Number: 261376

Applicant: -

Site Address: Billingbear Park Golf Course, The Straight Mile, Wokingham, RG40 5SJ

Parish: St. Nicholas, Hurst

Grid Reference: Easting - 482150, Northing - 172481

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 260394 dated 13/05/2026. Condition 3 relates to Construction Method Statement.

Case Officer: Marcus Hillman

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 261376. 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 **1 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	261376
Address:	Billingbear Park Golf Course, The Straight Mile, Wokingham, RG40 5SJ.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 260394 dated 13/05/2026. Condition 3 relates to Construction Method Statement.		
Type of Development:			
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

A Construction Method Statement has been provided for discharging condition 3 for Planning Application Reference 260394 for a phased leisure development.

The applicant suggests that deliveries will access the site between 08:00 and 15:00 on weekdays, and 08:00-11:00 on Saturdays, so that construction vehicles will only access the site during site working hours, which is acceptable. Deliveries shall avoid the peak hours of the highways network and be outside school entry and exit times whenever possible. Construction traffic will be managed via banksmen, which is welcomed.

Vehicles are proposed to be accessed and egressed onto the B3018 The Straight Mile. Additional details of construction vehicle route(s) from/to the strategic network shall be provided, to ensure HV will avoid passing through town centre and have minimal impacts to the residential area.

While site compound / material storage area, security fence, parking area and wheel washing area is indicated on the plan, the loading/unloading and turning area of the HGV has not been defined on the site set-up plan. The proposed area of welfare and parking for site operatives appears limited in size and it has not been demonstrated that sufficient spaces can be provided without affecting the operations of the shared driveway within the wider site, which is unacceptable. Revision is needed.

The Highways Authority also requires additional details on the anticipated numbers of staff and construction vehicle during the peak construction period, to assess the sufficiency of operative/visitor parking, loading/unloading and turning area required.

Despite the applicant suggests the main vehicles accessing the site will be MWB vans and 8-wheel rigid lorries, swept path analysis of the largest vehicle required during construction shall be assessed, demonstrating both entry and egress in forward gear to the site.

While the Highways Authority would assume the construction site gate(s) to be installed at the access and egress route intersecting with the security fencing, site gate arrangement (e.g. position, width, type) has to be specified. Whenever applicable, site gate will be required to open inward and to be set back the length of the largest vehicle. The driveway and entrance route shall be kept clear at all times.

Dust and dirt control measures and waste disposing and recycling arrangements are proposed, which are welcomed.

Meanwhile, as commented in the initial HDC memo of 260394:

The proposed site is located between the existing car park and existing golf courses. As such, it will be necessary to submit a Construction Management Plan if existing activities at Billingbear Park Golf Course are to be continued during the construction period.

Unless the existing golf course operations will be fully suspended during the construction, the applicant is required to demonstrate construction activities can coexist safely with the existing golf course operations, including:

- Safe pedestrian access route for site users to access from/to the existing car park and existing golf course facilities. This would likely require provision of temporary traffic management measures within the site.
- Measures to prevent conflicts between construction traffic and site users, particularly during busy tournaments/events.
- Measures to ensure the construction traffic will not obstruct the driveway and entrance route between the existing car park and public highway. This shall include the waiting area of construction vehicles.

Conditions & Reasons (if required)

Date:	31/7/2026	Signed:	JP
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