

Date: 10 June 2026
Application: 261361



**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: 261361

Applicant: Mr J Crossland

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

Parish: Wargrave

Grid Reference: Easting - 479921, Northing - 177972

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 250452 dated 20.04.2026. Condition 3 relates to external materials, 4 to landscaping, 5 to tree protection, 10 to travel plan, 11 to construction method statement, 13 to archaeology, 14 to carbon emissions.

Case Officer: Tariq Bailey-Biggs

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 261361. 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:	261361
Address:	Gto House Floral Mile, Bath Road, Hare Hatch, Wokingham, RG10 9ES.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 250452 dated 20.04.2026. Condition 3 relates to external materials, 4 to landscaping, 5 to tree protection, 10 to travel plan, 11 to construction method statement, 13 to archaeology, 14 to carbon emissions.		
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

The proposal seeks consents for discharging conditions 3, 4, 5, 10, 11, 13 and 14 for Planning Application Reference 250452. This memo responds on the submissions related to highway grounds.

Condition 10 – Travel Plan

The applicant has submitted a Full Travel Plan as an update to the Travel Plan dated 19th December 2024.

It is noted that paragraph 7.2.2 confirms the travel plan target for 10% reduction from the baseline position in single occupancy trips associated with the site to be achieved, but the proposed target in Year 5 and beyond will only result in 8.9% reduction. This shall be revised.

Paragraph 5.2.3 suggests cycling is a viable means to be used alongside the rail links. It is recommended to include the number of members of staff cycling as stated in paragraph 4.2.4 as part of the travel plan target.

While the applicant suggests that the site already benefits from an established car sharing scheme, no car-sharing activities are observed from Table 7.1. The

applicant may wish to revisit the effectiveness of the established scheme, and to provide additional incentives for car-sharing if applicable.

Condition 11 – Construction Method Statement

A CEMP has been submitted. It is relevant to note that this condition to control the environmental impacts, which Highways have no comment to the proposal.

The submission outlines working hours to be from 08:00 to 18:00 on Mondays to Fridays and from 08:00 to 13:00 on Saturdays. Deliveries are proposed to be within the working hours, managed by a banksman, and avoiding the peak hours of the highways network whenever possible, which are welcomed.

The construction traffic is proposed to access the A4 Bath Road via the strategic road networks without pass-through town centre and residential area, which are welcomed.

It is suggested that there will be up to 20 construction workers during the peak construction period, and the parking will be allocated on the existing GTO Site, which is acceptable subject to the actual construction site arrangement.

If applicant, the planning officer would like to extend the CMS requirements to include highway impacts, the following details on highways are required:

- Clarification if the 'Expected Site Construction Traffic' refers to daily or overall construction traffic expected for each phase. If is unlikely acceptable to have circa 700 vehicles entering and leaving the site daily. If the numbers present the overall construction traffic expected, the applicant shall provide the maximum daily construction traffic.
- Construction site gate and wheel washing facility have to be indicated on the construction site plan. Whenever applicable, site gate will be required to open inward and to be set back the length of the largest vehicle.
- Swept path analysis of the largest vehicle required during construction shall be assessed, demonstrating both entry and egress in forward gear to the site. The driveway and entrance route shall be kept clear at all times.
- Ensure sufficient loading/unloading, parking and turning area can be provided within the red line to accommodate all site traffic, and to be indicated on the construction site-plan. Otherwise, mitigation measures shall be included.

Conditions & Reasons (if required)

Date:	25/6/2026	Signed:	JP
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