

Date: 11 March 2025
Application: 250552



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: 250552

Applicant: N/A

Site Address: Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

Parish: Finchampstead

Grid Reference: Easting - 477135, Northing - 164329

Type of Development:

Proposal: Submission of details to comply with the following condition of planning consent 181194 dated 27/04/2018. Condition 7 and 11, Neighbourhood Centre, 17 Arboricultural Impact Assessment, 19 Protection of Existing Trees and Vegetation, 20 Levels, 2 Landscape and Ecological Management Plan, 22 Woodland, 23 Hedgerows, 24 Bats, 26 Reptiles, 28 Ecological Permeability, 30 Non- Native Invasive Spaces, 35 Car Parking, 36 Bicycle Parking, 39 Walking, Cycling and Equine Strategy, 49 Low and Zero Carbon Technologies, 50 Lifetime Homes, 51 Other Sustainable Matters, 53 Refuse and Cycling Storage.

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 250552. 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	SDL Highways	App No:	250552
Address:	Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.		
Proposal:	Submission of details to comply with the following condition of planning consent 181194 dated 27/04/2018. Condition 7 and 11, Neighbourhood Centre, 17 Arboricultural Impact Assessment, 19 Protection of Existing Trees and Vegetation, 20 Levels, 2 Landscape and Ecological Management Plan, 22 Woodland, 23 Hedgerows, 24 Bats, 26 Reptiles, 28 Ecological Permeability, 30 Non- Native Invasive Spaces, 35 Car Parking, 36 Bicycle Parking, 39 Walking, Cycling and Equine Strategy, 49 Low and Zero Carbon Technologies, 50 Lifetime Homes, 51 Other Sustainable Matters, 53 Refuse and Cycling Storage.		
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

Condition 35 Car Parking

1. Acceptable details have been submitted in respect of car parking as part of the approved RM application 241962.
2. Therefore, highways is content to **recommend discharge of this condition.**

Condition 36 Bicycle Parking.

1. Acceptable details have been submitted in respect of bicycle parking as part of the approved RM application 241962.
2. Therefore, highways is content to **recommend discharge of this condition**

Condition 39 Walking, Cycling and Equine Strategy.

1. Acceptable details have been submitted in respect of this strategy as part of the approved RM application 241962.
2. Highways therefore **recommends discharge of this condition.**

Condition 53 Refuse and Cycling Storage

1. Acceptable details have been provided to meet this condition.
2. Highways therefore **recommends discharge of this condition.**

Conditions & Reasons (if required)

Date:	9 th April 2025	Signed:	Gordon Adam
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