

Date: 16 January 2026
Application: 260094



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: 260094

Applicant: Mr Gary Du Preez

Site Address: Finchwood Park, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

Parish: Finchampstead

Grid Reference: Easting - 477591, Northing - 164608

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent (250819) dated 31/3/2025. Condition 6 (Landscape Management Plan), 10 (EV Charging), 11 (Air Source Heat Pumps), 12 (Noise Impact Assessment) and 13 (WW2 Pill Box) – Parcel 13.

Case Officer: Nick Chancellor

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 260094. 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 **6 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	SC (Stantec)		
Service	WBC Highways	App No:	260094
Address:	Finchwood Park, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.		
Proposal:	Application for submission of details to comply with the following condition of planning consent (250819) dated 31/3/2025. Condition 6 (Landscape Management Plan), 10 (EV Charging), 11 (Air Source Heat Pumps), 12 (Noise Impact Assessment) and 13 (WW2 Pill Box) – Parcel 13.		
Type of Development:	Residential		
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 10 states:

Prior to commencement of development, details of on-site infrastructure and specification for the active Electric Vehicle Charging point(s) indicated on the approved drawing shall be submitted and approved in writing by the LPA. The details included should provide 1 active EV Charger per dwelling and 2 active EV Chargers within visitor spaces. The EVC point(s) shall be installed in accordance with the approved drawing and shall be permanently retained and made available for the purpose of charging a vehicle, unless agreed otherwise, in writing, by the LPA.

The submitted plan HFN13-LAY-003 shows that each property is proposed to have a single 7.4kw charging point allocated to at least one parking space and supplied from the consumer unit at that property.

A dual post mounted charger is provided between 2 visitor bays located approximately at the centre of the development. This will be a commercial charger. As stated in the condition, the EVC point(s) shall be installed in accordance with the approved drawing and shall be permanently retained and made available for the purpose of charging a vehicle, unless agreed otherwise, in writing, by the LPA. This requirement includes the visitor parking charging provision.

Provision of a 7.4kw charger accords with Wokingham Borough Council Electric Vehicle Charging Strategy which requires Slow / Standard Charger (3.7 to <8kw) for Class C3 – dwelling houses.

Highways consider the proposed EV charging proposals to be acceptable and in line with Condition 10.

Conditions & Reasons (if required)			
Date:	30/1/2026	Signed:	SC (Stantec)