

Date: 5 November 2025
Application: 252702



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Discharge of condition Consultation

Application Number: 252702

Applicant: -

Site Address: Land South of Bridge Farm, Reading Road, Arborfield, Berkshire, RG2 9HT

Parish:

Grid Reference: Easting - 474996, Northing - 167294

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning approval 243190 dated 05.08.2025. Condition 11 relates to visibility splays.

Case Officer: Kieran Neumann

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 252702. 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 **26 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252702
Address:	Land South of Bridge Farm, Reading Road, Arborfield, Berkshire, RG2 9HT.		
Proposal:	Application for submission of details to comply with the following condition of planning approval 243190 dated 05.08.2025. Condition 11 relates to visibility splays.		
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 condition 11 for Planning Application Reference 243190. The access design is approved under the Outline Application 223083 and Reserved Matters Application 251984.

It is expected that the access will be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times.

Subject to the above, the Highways have no objection to discharge Condition11.

Conditions & Reasons (if required)

Date:	11/11/2025	Signed:	JP
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