

Date: 12 January 2026
Application: 260039



**WOKINGHAM
BOROUGH COUNCIL**

SDL Highways

Development Management &
Compliance

P.O. Box 157

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Berkshire, RG40 1BN

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Dear SDL Highways,

Discharge of condition Consultation

Application Number: 260039

Applicant: Mr Gary Du Preez

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

Parish:

Grid Reference: Easting - , Northing -

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning approval O/2014/2179 (140764) as varied by 181194 dated 14.11.2018. Condition 29 relates to badgers, 32 to detailed design of roads, 33 to construction accesses, 55 to lighting.

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 260039. 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 **2 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Benjamin Amey Principal Highway Management Officer		
Service	SDL Highways	App No:	260039
Address:	Finchwood Park, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.		
Proposal:	Application for submission of details to comply with the following conditions of planning approval O/2014/2179 (140764) as varied by 181194 dated 14.11.2018. Condition 29 relates to badgers, 32 to detailed design of roads, 33 to construction accesses, 55 to lighting.		
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

This document provides the LHA consultation response regarding Discharge of Condition application no. 260039, which is for discharge of Condition 32, Condition 33 and Condition 55 at Finchwood Park.

Outline Condition 32: Detailed Design of Roads

The LHA will require a full technical submission before we can start the technical approval process that would lead to the discharge of this condition. The designer should be aware of a preference to have parking bays which fall towards the carriageway – (which may impact slab levels).

Outline Condition 33: Construction Accesses

The applicant is required to confirm that the existing access from Nine Mile Ride Extension will be used as the construction access for the development site. The applicant should be aware that the LHA will not accept construction access to the site from Park Lane due to the poor visibility available at the Park Lane / Nine Mile

Ride junction and due to the current condition of road surface on Park Lane which may deteriorate further under heavy construction traffic loading.

The applicant has submitted the construction routing for Parcel 10; but has not confirmed which junction will be used for Construction Access to Parcel 13 as required by Condition 33.

The applicant is required to confirm the following details regarding construction access:

- That the existing access junction from Nine Mile Ride will be utilised, as shown below by the red arrow.
- Provide swept paths which demonstrate the largest vehicle can ingress/egress the proposed development. This maybe an 18m long low loader.
- Provide details of the proposed routes for construction traffic to/from parcel R13, using the access from Nine Mile Ride.



Condition 33 is worded as follows:

Details of any construction access(es) to be provided for each sub-phase shall be submitted to, and approved by the Local Planning Authority, prior to commencement of development in that sub-phase and implemented in accordance with the approved details.

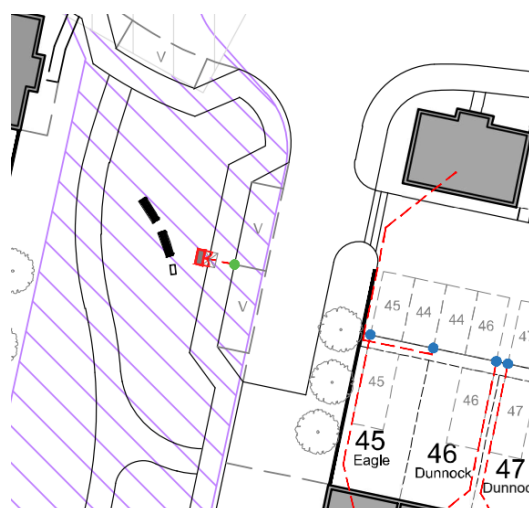
As a proposal for this condition, please find attached Con43 Appendix G – Site Construction Traffic Routes, which highlights the main routes allowed for access to the development.

RM Condition 10: EV Charging

The LHA request further details regarding the charger proposed for the visitor car parking spaces. A layout should be provided which shows the facilities within the highway to protect the mounting post from being struck by vehicle manoeuvring.

The post and bollard should be set back by a minimum of 450mm from the front of the kerb. A 2m clear width of footway should be maintained. The LHA cannot accept cables running across the footway.

It appears the charger would need a protective railing which would reduce the useable footway space and reduce the useable width of the parking space. It also appear that the electrical cabinet would impinge on the useable footway width.



Condition 10 is worded as follows:

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. To have this condition discharged, please find attached an EV charging layout along with the EV charger specifications and data sheets as listed below.

- HFN13-LAY-003 - Electric Vehicle Charging Layout
- Data-sheet-Ohme-ePod-7.4kW
- OHME EPOD EV MOUNTING POST DATA SHEET

Date:	09.03.26	Signed:	Ben Amey
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