

Date: 12 February 2026
Application: 260367



**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: 260367

Applicant: Mr Sam Doswell

Site Address: 10 - 12 Latimer Road, Wokingham, RG41 2WA

Parish: Wokingham

Grid Reference: Easting - 480600, Northing - 168493

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 223691 dated 09/07/2024. Condition 3 relates to external materials; 5 to Boundary Treatment Plans; 6 to hard and soft landscaping; 8 to a Landscape Management Plan; 11 to drainage; 16 to walking and cycling; 17 to an EV Charging Strategy, and 19 to contamination.

Case Officer: Benjamin Hindle

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 260367. 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 **7 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	260367
Address:	10 - 12 Latimer Road, Wokingham, RG41 2WA.		
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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, 5, 6, 8, 11, 16, 17 and 19 for Planning Application Reference 223691. This memo responds on the submissions related to highway grounds.

Condition 5 – Boundary Treatment Plans

No negative impacts on visibility splays and pedestrian visibility are expected from the proposed boundary treatment, which is acceptable.

The Highways have no objection for discharging Condition 5.

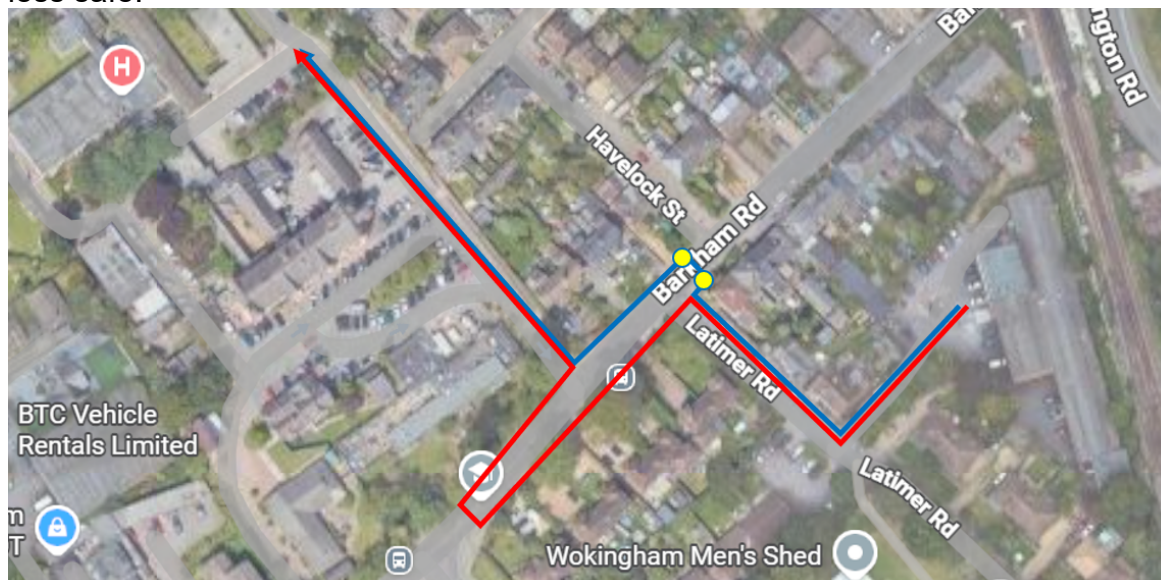
Conditions 6 – Landscaping

It is noted that soft landscaping is proposed to the northwest of the site access. The applicant is required to confirm there is no negative impact to the existing visibility splays. The sightlines shall be across land within the applicant's control or highway land and shall be clear of obstructions to visibility exceeding 0.6m in height.

Condition 16 – Walking and Cycling

An audit on walking and cycling infrastructure has been carried out to assess the route quality and environment, which is welcomed.

Regarding the route to Wokingham Hospital, the applicant suggests that 'a refuge island is present approximately 100m west of the junction with Latimer Road with dropped kerbs facilitating pedestrians crossing the road'. The Highways have visualised this route (in red) in the following figure, which results in a significant diversion and the residents will likely cross Barkham Road with a direct route that is less safe.



Given left turn out is the only turning movement allowed at Havelock Street, there is less risk of pedestrians coming into conflict with traffic. The applicant is, therefore, recommended to consider the route in blue with the provision of dropped kerb and tactile paving (yellow dots) on both side of Barkham Road, between Havelock Street and Latimer Road, for informal crossing.

Condition 17 – EVC Strategy

The proposed position and specification of the EVCP are acceptable. This may also subject to further authorisation via Building Control.

The Highways have no objection for discharging Condition 17.

Conditions & Reasons (if required)

Date:	18/2/2026	Signed:	JP
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