

Date: 14 April 2026
Application: 260870



WOKINGHAM
BOROUGH COUNCIL

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Discharge of condition Consultation

Application Number: 260870

Applicant: Mrs Rebecca Ruscoe

Site Address: 171 Evendons Lane, Wokingham, RG41 4EH

Parish: Wokingham

Grid Reference: Easting - 479847, Northing - 166966

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 231351 dated 12/11/2024. Condition 5 Lighting. Condition 24 Delivery and Servicing Plan. Condition 33 SUDS Maintenance and Exceedance Routing flow. Condition 36 Bin Store Details.

Case Officer: Abi Peacock

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 260870. 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 **5 May 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	260870
Address:	171 Evendons Lane, Wokingham, RG41 4EH.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 231351 dated 12/11/2024. Condition 5 Lighting. Condition 24 Delivery and Servicing Plan. Condition 33 SUDS Maintenance and Exceedance Routing flow. Condition 36 Bin Store Details.		
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 5, 24, 33 and 36 for Planning Application Reference 231351. This memo responds on the submissions related to highway grounds.

Condition 5 – External Lighting

A proposed external light layout has been submitted, which is welcomed.

While the site is proposed to be entirely private and will remain so in perpetuity, to ensure the lighting has been designed properly, the submission may receive further comments from Asset Management team. The highways will only be able to recommend discharge of this condition if the Highway & Transport Asset Management specialist has no further comment to the design.

Condition 24 – Delivery and Servicing Plan

The DSP outlines the anticipated delivery and servicing schedule and suggests that there will be up to 1 trip during the network peak hour and a total of 20 two-way movements daily, which is acceptable.

The applicant confirms that the Operations Team will coordinate deliveries in advance and ensure no two or more commercial deliveries/refuse collections occur at the same time. The management and implementation of the DSP will be

undertaken by the care home operator, which is acceptable for the nature of this site.

The servicing vehicle route is confirmed to be via the A321 Finchampstead Road and Evendons Lane. This does not pass through Blagrove Lane, Edneys Hill and Evendons Lane with existing width limit, which is acceptable.

The swept paths for 11.347m long refuse vehicle and fire tender have been approved in Drawing No. ITB200802-GA-002B and 003B, respectively, under the reserved matters application 252179. It is noted that the proposed Drawing No. ITB200802-GA-005 has not been submitted previously or in this submission. Clarification is needed.

Meanwhile, ITB200802-GA-002B has been considered as a robust assessment to other large delivery vehicles, so that the LHA has expected no longer than 11.347m vehicle will access the site. This is slightly inconsistent with the proposed details of up to 12m long will be allowed as stated in Section 5.2. Clarification is required.

Conditions & Reasons (if required)			
Date:	29/4/2026	Signed:	JP