

Date: 26 June 2026
Application: 261503



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,

PD Demolition Consultation

Application Number: 261503

Applicant: Mr Chris Colloff

Site Address: Three Mile Cross Sewage Pumping Station, Basingstoke Road, Three Mile Cross, Reading, RG7 1AX

Parish: Shinfield

Grid Reference: Easting - 471518, Northing - 168160

Type of Development:

Proposal: Prior approval submission for demolition of the existing decommissioned SPS building, including associated minor structures and foundation.

Case Officer: Connie Davis

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 261503. 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 **17 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	261503
Address:	Three Mile Cross Sewage Pumping Station, Basingstoke Road, Three Mile Cross, Reading, RG7 1AX.		
Proposal:	Prior approval submission for demolition of the existing decommissioned SPS building, including associated minor structures and foundation.		
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 applicant proposes to demolish the existing sewage pumping station building. A demolition method statement is submitted and confirmed that all deliveries will be supervised by a banksman, which are welcomed.

The applicant shall confirm the proposed route of construction traffic, and all loading/unloading and parking will be accommodated within the red line to ensure minimal impact to the public highway (or users of the public highway). Alternatively, any proposed parking or loading/unloading arrangement beyond the site red line will have to follow the Traffic Regulation Order. Application of temporary suspension may be required.

Subject to the confirmation of suitable arrangement, the Highways will have no objection to the proposal.

Should there be any anticipated impact from demolition vehicles, equipment, road closures, then the applicant will need to liaise with WBC Streetworks Team and obtain the necessary permit/approval prior to commencement of works.

Conditions & Reasons (if required)

Date:	7/7/2026	Signed:	JP
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