

Date: 8 September 2025
Application: 251557



**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,

Non-material Amendment Consultation

Application Number: 251557

Applicant: Mr Jon Banks

Site Address: Whitehouse Farm, Beech Hill Road, Spencers Wood, Wokingham, RG7 1HR

Parish: Shinfield

Grid Reference: Easting - 470901, Northing - 165710

Type of Development:

Proposal: Application for non-material amendment to planning consent 232560 to allow changes to parking plan for Phase 1.

Case Officer: Andrew Chugg

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 251557. 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 **29 September 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	AC		
Service	WBC Highways	App No:	251557
Address:	Whitehouse Farm, Beech Hill Road, Spencers Wood, Wokingham, RG7 1HR.		
Proposal:	Application for non-material amendment to planning consent 232560 to allow changes to parking plan for Phase 1.		
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 proposed parking layout in accordance with Phase 1 and Phase 2 is considered acceptable in principle.

The Phase 1 parking is considered acceptable for the construction phase (to be in conjunction with the approved CMP) of the maintenance, office and research wings. It is also considered acceptable for day-to-day use of the maintenance building/site operations.

The Phase 2 parking will need to be implemented prior to occupation/use of the office and research wing, and the auditorium, to ensure a suitable level of parking for staff and visitors.

Date:	9/9/25	Signed:	AC
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