Date: 23 September 2025
Application: 252228

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,

<u>Discharge of condition Consultation</u>
Application Number: 252228
Applicant: Mr Grant Jensen
Site Address: Oak Dale, Lower Wokingham Road, Crowthorne, Wokingham, RG45 6BX
Parish: Finchampstead
Grid Reference: Easting - 481801, Northing - 164399
Type of Development:
Proposal: Application for submission of details to comply with the following condition of planning consent 223256 (APP/X0360/W/23/3336000) dated 26/09/2024. Condition 23. Travel Plan.
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 252228. 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 **14 October 2025**.

Yours sincerely,
Development Management & Compliance

M E M O R A N D U M

From:	JP	

Service	WBC Highways	**App No:**	252228

Address:	Oak Dale, Lower Wokingham Road, Crowthorne, Wokingham, RG45 6BX.

Proposal:	Application for submission of details to comply with the following condition of planning consent 223256 (APP/X0360/W/23/3336000) dated 26/09/2024. Condition 23. Travel Plan.

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

General
A Travel Plan has been submitted to discharge Condition 23 of Planning Application 223256.

Walking Strategy
Paragraph 169 of the inspector report suggests that the walking strategy shall be addressed in the travel plan. The applicant is expected to provide details of pedestrian and connections from the development to Crowthorne Station and to the nearest bus stops on Nine Mile Ride. The level of details in Section 2 of the TP is yet to be sufficient.

Whenever applicable, the applicant may wish to explore the potential for providing new crossing point(s) along Lower Wokingham Road.

Travel Plan Targets
Given the site is a 60-bedroom care home with a total of 48 no. staff (up to 14 no. staff per shift), the applicant will be expected to provide SMART targets to both staff and visitors.

As unlimited visitors are permitted to visit the site at any time of the day, there are insufficient measures for visitors to manage the parking demand. It is recommended that there shall be travel plan targets and monitoring measures for visitors.

While the applicant has suggested to set appropriate targets after the first staff travel survey has been completed, the Highways would have expected to see interim targets, preferably in form of percentage changes in different modal share, to be set based on the census data.

In addition to the proposed staff travel survey, the applicant is advised to provide additional monitoring measures, such as multi-modal site counts of car, cycle and pedestrian trips on Year 1 and 3 to capture the modal share of the actual travel demands of staff and visitors.

Meanwhile, the approved level of parking provisions has not considered the parking demand from visitors. For this instance, the applicant is expected to include the remedial/mitigation measures in the event of parking demand exceeding the proposed provisions.

Conditions & Reasons (if required)

Date:	24/9/2025	Signed:	JP