

27 May 2026

Our Ref: TS.LPC.6331

Development Management
Wokingham Borough Council
PO Box 157
Shute End, Wokingham
Berkshire
RG40 1BN



Dear Sir/Madam

Eastheath House, Eastheath Avenue, Wokingham, RG4A 2PR
Application for submission of details to comply with Condition 7 (Cycle Parking) of approved planning consent 260652 dated 21/05/2026.

On behalf of my client, Apacor Ltd, I wish to make a discharge of condition application submission for the above proposal – providing details to comply with pre-commencement condition 7 (cycle parking). In order for the application to be registered I am pleased to enclose the following:

- Completed Application Form
- The relevant fee
- Proposed cycle parking details drawing ref: A PL PR 500 – cycle parking details
- Cycle Shelter Product Specification

Condition 7 of planning permission ref: 260652 is the only pre-commencement condition attached to the consent, and requires the following:

Cycle parking details required - Prior to the commencement of the development hereby permitted details of secure and covered bicycle storage/ parking facilities for the occupants of [and visitors to] the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted, and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

As per the approved proposed site plan (ref: A_PL_PR_010 RevP00), a total of 5no. Sheffield stands are proposed for secure cycle parking which will include a suitable cover.

In accordance with the Council's adopted Parking Guidance, "Short term facilities provide temporary storage for up to an hour or two while an appointment is undertaken,

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such as an errand or short term activity, including shopping, lunch or a visit to the post office, for example. Long term parking needs to be more secure and covered; this includes storage at home, at work or at school.”

The approved indoor sport (padel) use operates on hour-long bookings. Users of the sports facilities who arrive by bike will therefore be on site for an hour in most cases, and occasionally for slightly longer (maximum 2 hours). Nevertheless, a cycle parking arrangement more akin to ‘longer term needs’ (i.e. including a weather canopy) is proposed to ensure the cycle parking facilities are more than adequate for what is required.

On this basis the details of the proposed cycle parking area ensure its secure and weather-proof in accordance with all relevant policies.

Should you require any further assistance during the determination stage of the application please do not hesitate to get in touch.

Yours sincerely



Tom Sadler
Director
LPC (Trull) Ltd