

Date: 11 December 2025
Application: 253007



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Discharge of condition Consultation

Application Number: 253007

Applicant: Mr Morgan Toney-Green

Site Address: 109 Victoria Road, Wargrave, Wokingham, RG10 8AG

Parish: Wargrave

Grid Reference: Easting - 479254, Northing - 178797

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 243229 dated 05/12/25. Condition 3 relates to external materials; 4 to ground and building levels; 5 to protection of trees; 6 to landscaping; 7 to decontamination; 8 to a Construction Method Statement; 9 to biodiversity enhancements, and the application is also to discharge the biodiversity gain plan condition.

Case Officer: Marcus Watts

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 253007. 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 **3 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [SW]		
Service:	WBC Highways	App No:	253007
Address:	109 Victoria Road, Wargrave, Wokingham, RG10 8AG.		
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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

This memorandum addresses Condition 8 in relation to the submitted Construction Method Statement (CMS) dated 31.10.25 and Site Set-Up Plan (Drawing VNW-903) dated 17.10.2025.

It is relevant to note that application for technical acceptance is required for discharging Condition 4. Once technical acceptance has been granted by the Highways Agreement team, highways will then and only then be able to recommend discharge of this condition.

The decision notice for the prior application 243229 states:

“8. Construction method statement - No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

i) the parking of vehicles of site operatives and visitors,

- ii) loading and unloading of plant and materials,*
- iii) storage of plant and materials used in constructing the development,*
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,*
- v) wheel washing facilities,*
- vi) measures to control the emission of dust and dirt during construction,*
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.*

Reason: In the interests of highway safety & convenience and neighbour amenities.

Relevant policy: Core Strategy policies CP3 & CP6.”

Condition 8 – Construction Method Statement

WBC Highways welcomes the submission of the CMS. The CMS addresses the majority of the information required under Condition 8.

The applicant shall clarify the proposed route of traffic to ensure construction vehicles will not pass-through the town centre and have the least impacts to the residential area.

Drawing VNW-903 has been provided which shows the site-set up plan. In addition to this, the applicant is required to provide a drawing with swept path analysis of the largest vehicle required during construction, demonstrating both entry and egress in forward gear to the site. Whenever applicable, construction traffic shall be managed via a banksman.

The swept path analysis also is expected to demonstrate the identified 3-point turning manoeuvre shown in drawing VNW-903 within the identified vehicle movement boundary. The proposed gates shall be set back by the length of the largest vehicle accessing the site.

The site is located off Victoria Road which appears to have on-street parking on both sides of the carriageway. The CMS states that *‘off-site parking will be restricted where possible but is available within the vicinity of the site’*. WBC Highways require the applicant to provide details of the anticipated parking demand and how parking will be managed to avoid overspill parking by construction workers onto Victoria Road. Since the on-site parking may not be sufficient to accommodate the parking demand, the applicant is expected to provide details on alternative modes of transport for staff.

This may be through implementing car sharing measures and promoting use of non-car modes such as active travel and public transport. The applicant shall also confirm whether cycle storage facilities will be provided on-site and indicate these on a plan.

The submission outlines working hours to be from 08:00 to 18:00 on Mondays to Fridays and from 08:00 to 13:00 on Saturdays. Deliveries are proposed to be within the working hours.

The CMS states that no delivery vehicles will be permitted to wait on Victoria Road at any time, and this requirement will be communicated to all suppliers and subcontractors. However, no dedicated holding area for construction vehicles arriving unexpectedly or ahead of schedule has been identified. It would be welcomed if the applicant provides more detail for the scheduling of deliveries to ensure construction vehicles are not waiting on Victoria Road. The applicant shall also avoid the peak hours of the highways network and be outside school entry and exit times whenever possible.

The applicant is also expected to clarify the recycling or waste disposing arrangement resulting from demolition and construction works, and ensure that the proposed loading/unloading and turning area will not be obstructed.

Conditions & Reasons (if required)			
Date:	5.1.2026	Signed:	JP [SW]