

Date: 12 March 2025
Application: 250566



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Discharge of condition Consultation

Application Number: 250566

Applicant: N/A

Site Address: The Mount Nursing Home, School Hill, Wargrave, Wokingham, RG10 8DY

Parish: Wargrave

Grid Reference: Easting - 479017, Northing - 178404

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 222456 dated 14.06.2023. Condition 14 relates to cycle parking, 15 to parking management strategy, 16 to delivery servicing plan, 17 to travel plan, 18 to bin store.

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 250566. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	AC		
Cc:	GA		
Service	WBC Highways	App No:	250566
Address:	The Mount Nursing Home, School Hill, Wargrave, Wokingham, RG10 8DY.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 222456 dated 14.06.2023. Condition 14 relates to cycle parking, 15 to parking management strategy, 16 to delivery servicing plan, 17 to travel plan, 18 to bin store.		
Type of Development:			
Site Visit Made:	Yes/No		

Summary Of Recommendations

☒ Further details required

Comments On Proposal

Condition 14 – Cycle parking

The submitted details indicate 3 x Sheffield type stands within a covered area. It is recommended that doors are provided to the cycle store to ensure that this is suitable for long-term cycle parking for staff.

Further details are requested on provision of a short-term cycle stand for visitors which shall be suitable for 2 x cycles.

Condition 15 – Parking management strategy (PMS)

The PMS shall contain further information on how spaces will be managed for use by staff and visitors. For example:

- Will specific staff have priority?
- Will spaces be made available for those that car share?
- Will visitors have a specific area to park in?
- Structured monitoring of the PMS to ensure sufficient space for both staff and visitors remains available.
- The PMS does not contain any information on management of EVC spaces and at what point the 2 passive EVC spaces would be brought into operation.

Condition 16 - delivery servicing plan

A Delivery and Servicing Plan has been submitted in support of this discharge of conditions application which is welcome. Highways have reviewed this document, and it is acceptable in principle.

As this site is close to a school, highways would recommend that where ever possible deliveries will be outside school start and finish times. If this is included and resubmitted, highways would then and only then be able to recommend discharge of this condition.

Condition 17 – Travel Plan

A framework Travel Plan has already been accepted in principle. The submitted Travel Plan is therefore considered acceptable, subject to the applicant agreeing targets and review dates with the WBC Travel Plan coordinator.

Date:	08/04/25	Signed:	AC
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