

Date: 29 May 2026
Application: 260738



**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,

Full Planning Approval Consultation

Application Number: 260738

Applicant: Imperium Trust Company

Site Address: Strowdes Estate, Culham Lane, Remenham, RG10 8NU

Parish: Wargrave

Grid Reference: Easting - 478719, Northing - 181348

Type of Development: Minor All other developments

Proposal: Full application for the installation of a temporary prefabricated construction site office and gravel parking area for a period of three years. (Retrospective)

Case Officer: Helen Maynard

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 260738. 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 **19 June 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [TD]		
Service	WBC Highways	App No:	260738
Address:	Stowdes Estate, Culham Lane, Remenham, RG10 8NU.		
Proposal:	Full application for the installation of a temporary prefabricated construction site office and gravel parking area for a period of three years. (Retrospective)		
Type of Development:	Minor All other developments		
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 proposal is for the installation of a temporary construction site office and gravel parking area. The Planning and Heritage Statement provided with the application sets out that the site office is to support construction activity and development elsewhere on the site.

Traffic Impact

Highways have assessed the traffic impact of the site and there is no significant impact on highway operations. It is understood that the site is intended to support construction activity elsewhere within the site. As such, no additional trips are anticipated as a result of the site office.

Access

The site is accessed via the internal road network within the Stowdes Estate, which connects to Kenton's Lane.

It is assumed that no changes to the existing access arrangements are proposed.

Parking

The Site Layout Plan indicates the parking area, and the Application Form sets out that there are 25 car parking spaces.

The Application Form sets out that there are 15 proposed FTE employees. The car parking provision will be adequate to accommodate this. Highways are satisfied that any overspill parking would not impact the public highway.

The applicant should note WBC's minimum car parking space dimensions of 5.0m x 2.5m. However, as the site has ample space for parking, the Highways Authority has no significant concerns on the proposed parking arrangement.

Refuse Collection

The application form confirms that external refuse store is provided to the south-east of the building. It is assumed that the refuse collection will be managed in accordance with the wider site strategy.

If any changes to refuse collection arrangements are proposed as part of this application, the Highways Authority shall be reconsulted.

Conditions & Reasons (if required)

Date:	16/06/2026	Signed:	JP [TD]
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