

**Date:** 15 June 2026  
**Application:** 261393



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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Dear WBC Highways,

**Discharge of condition Consultation**

**Application Number:** 261393

**Applicant:** Mr Jinder Rahi

**Site Address:** Silver Birches, Heath Ride, Finchampstead, Wokingham, RG40 3QJ

**Parish:** Finchampstead

**Grid Reference:** Easting - 480870, Northing - 164660

**Type of Development:**

**Proposal:** Application for submission of details to comply with the following condition of planning consent 251912 dated 12/01/2026. Condition 3 CMS & CMP Site plan. Condition 4 Construction Environmental Management Plan. Condition 5 Proposed Ecological Enhancements. Condition 6 DWLC Landscape Plan & Proposed Hard Landscaping. Condition 7 AMS & TPP. Condition 8 SuDS. Condition 9 Proposed Materials. Condition 10 Lighting Report.

**Case Officer:** Claire Moore

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 261393. 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 **6 July 2026**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                      |                |        |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | JP                                                                                                                                                                                                                                                                                                                                                                                                                                   |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>App No:</b> | 261393 |
| <b>Address:</b>             | Silver Birches, Heath Ride, Finchampstead, Wokingham, RG40 3QJ.                                                                                                                                                                                                                                                                                                                                                                      |                |        |
| <b>Proposal:</b>            | Application for submission of details to comply with the following condition of planning consent 251912 dated 12/01/2026. Condition 3 CMS & CMP Site plan. Condition 4 Construction Environmental Management Plan. Condition 5 Proposed Ecological Enhancements. Condition 6 DWLC Landscape Plan & Proposed Hard Landscaping. Condition 7 AMS & TPP. Condition 8 SuDS. Condition 9 Proposed Materials. Condition 10 Lighting Report. |                |        |
| <b>Type of Development:</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                      |                |        |
| <b>Site Visit Made:</b>     | 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 seeks consents for discharging conditions 3-10 for Planning Application Reference 251912. This memo responds on the submissions related to highway grounds.

### Condition 3 – Construction Method Statement

The Highways Authority welcomes the submission of CMS and CMS site 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. The applicant is required to confirm all deliveries will be taken place within the proposed working hours. Deliveries shall also avoid the peak hours of the highways network and be outside school entry and exit times whenever possible.

The applicant confirms the proposed route of traffic will take Heath Ride from the B3430 Nine Mile Ride via the A329(M), which will not pass-through the town centre and have minimal impacts to the residential area, which is acceptable.

As Heath Ride is a private road, both parking and loading/unloading activities will unlikely be taken place in the public highways, **the Highways Authority have no objection in principle to this proposal subject to the delivery hours commented above are being confirmed.** However, it is relevant to note that the proposed arrangements would likely affect the private access road, the planning officer may wish to request further details as commented below:

It is noted that construction vehicle will enter the site in reverse and exit the site in forward gears. As construction traffic will be directed by banksmen, it is acceptable for this instance.

While the Highways welcomed the proposed construction site gates set back from Heath Ride by 10.9m in Drawing No. 9377-202.1, the proposed gates shall be set back by the length of the largest vehicle accessing the site. Swept path analysis of the largest vehicle required during construction shall be clarified and assessed.

The proposed gates shall also be opened inwards. It shall be reminded that the driveway and entrance route shall be kept clear at all times.

The CMS states parking and loading/unloading activities will be taken place within the red line, which is acceptable. The applicant shall confirm the anticipated numbers of staff and construction vehicles during the peak construction period to confirm the sufficiency of parking and turning area.

| Conditions & Reasons (if required) |          |         |    |
|------------------------------------|----------|---------|----|
| Date:                              | 1/7/2026 | Signed: | JP |