

Date: 14 January 2026
Application: 253016



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Discharge of condition Consultation

Application Number: 253016

Applicant: Mr Taylor

Site Address: 38C Silver Fox Crescent, Woodley, Wokingham, RG5 3JA

Parish: Woodley

Grid Reference: Easting - 475840, Northing - 172964

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 250386 dated 08/04/25. Condition 3 relates to a schedule of materials; 17 to an Electric Vehicle Charging Strategy; 20 to boundary treatments, and 21 to a landscaping scheme.

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 253016. 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 **4 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	253016
Address:	38C Silver Fox Crescent, Woodley, Wokingham, RG5 3JA.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 250386 dated 08/04/25. Condition 3 relates to a schedule of materials; 17 to an Electric Vehicle Charging Strategy; 20 to boundary treatments, and 21 to a landscaping scheme.		
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

The proposal seeks consents for discharging conditions 3, 17, 20 and 21 for Planning Application Reference 250386. This memo responds on the submissions related to highway grounds.

Condition 17 – Electric Vehicle Charging Strategy

Each new dwelling will be expected to provide a minimum of one EV Charging Point under the latest Building Regulations (Approved Document S). The proposed position and specification of the EVCP is acceptable.

This will also subject to further authorisation via Building Control.

Condition 20 – Boundary Treatment(s)

A landscape plan (Drawing No. FG.24008.L1 (Rev. B) is submitted and suggested that new close board fencing of 1.8m high will be erected.

The gates are opened inwards without obstructing the parking spaces of the siter and the shared driveway, which are acceptable.

However, the edge of the northern boundary fence proposed in this submission is very close to the front door of the adjoining plot as approved in 250165, where pedestrian activities are expected to take place.

While such arrangement will unlikely lead to negative impacts on the public highways, the applicant shall consider retaining 2m x 2m pedestrian visibility to provide inter-visibility between drivers and pedestrians between two plots. The sightlines shall be across land within the applicant's control or highway land and shall be clear of obstructions to visibility exceeding 0.6m in height.

Miscellaneous

While it is understood that the South East boundary at the front of the site is defined by a proposed hedgerow as per approved landscaping plan associated with application 251146. It is relevant to note that the proposed parking spaces as indicated in Drawing No. 22009 152 D (approved under Condition of 250386) is different from this proposal, which the approved parking area is indicated as 'Landscaping by Plot 4 as approved'. The applicant may have to apply for variation of condition for consistency of plans, if applicable.

Conditions & Reasons (if required)

Date:	22/1/2026	Signed:	JP
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