

Date: 5th August 2025
Application: 251675



**WOKINGHAM
BOROUGH COUNCIL**

SDL Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear SDL Highways,

Discharge of condition Consultation

Application Number: 251675

Applicant: Joe Halstead

Site Address: Land to the West of St Annes Drive and South of London Road, RG40 1PB

Parish: Wokingham Town

Grid Reference: Easting - 483346, Northing - 168621

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 203544 (APP/X0360/W/22/3297645) dated 20/12/2022. Condition 28 relates to bicycle storage / parking.

Case Officer: Joanna Carter

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 251675. 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:	Ben Amey, Highways Development Control		
Service	SDL Highways	App No:	251675
Address:	Land to the West of St Annes Drive and South of London Road, RG40 1PB.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 203544 (APP/X0360/W/22/3297645) dated 20/12/2022. Condition 28 relates to bicycle storage / parking.		
Type of Development:	54 Dwellings (Including 19 affordable homes).		
Site Visit Made:	No		

Summary Of Recommendations

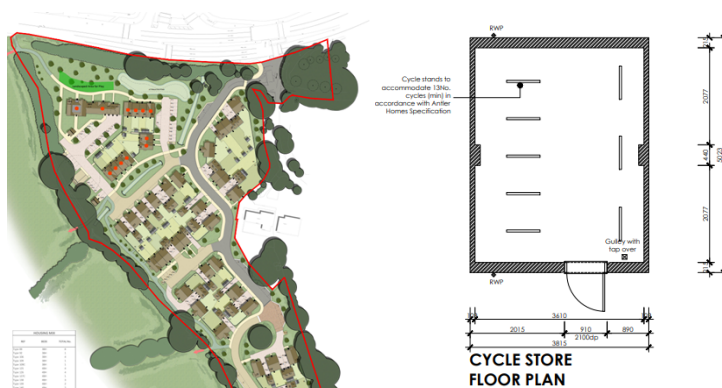
- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The LHA require the following amendments/information regarding cycle parking proposed for St Annes:

1. The LHA require increased shed sizes for Plots 8 – 11 and Plots 21 – 26. These sheds measure 6ft (1.82m) x 4ft (1.2m) which does not meet the LHAs minimum dimensions for a cycle store. The WBC parking standards state *'Any storage facility other than a garage should be at least 2m in length x 0.9m wide'* and *'A clear length of 2000mm must be allowed for the length of a bicycle'*.
2. The LHA require the applicant to confirm the method of entry to the communal cycle stores and label the plan with details (i.e. swipe card or pin pad), provide sliding doors instead of swing doors to improve ease of access (if possible) and confirm the provision of lighting and CCTV for the stores. The WBC Cycle Parking Standards refer to Sustrans sheet FF37 which identifies these as features of a good cycle store design.
3. The submission of a site masterplan is required which displays and labels the communal cycle store within the wider site. It is not clear where the proposed

cycle store would sit within the approved masterplan. Without clarification there is scope for confusion and the possibility officers will not be able to check the cycle store has been built in the correct place, relative to the approved masterplan.



Date:

5th August 2025

Signed:

Ben Amey