

Date: 7 July 2025
Application: 251269



**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: 251269

Applicant: Mr George Kiloh

Site Address: Former Lee Spring Ltd, 1012 Latimer Road, Wokingham, RG41 2WA

Parish: Wokingham Town

Grid Reference: Easting - 480600, Northing - 168493

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 223691 dated 09/07/2024. Condition 15 relates to a construction method statement.

Case Officer: Benjamin Hindle

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 251269. 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:	JP		
Service	WBC Highways	App No:	251269
Address:	Former Lee Spring Ltd, 1012 Latimer Road, Wokingham, RG41 2WA.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 223691 dated 09/07/2024. Condition 15 relates to a construction method statement.		
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

A CMS (including a marked-up site plan) has been submitted to seek consent for discharging Condition 15 for Planning Application Reference 223691. While the Framework Demolition and Construction Management Plan has been approved during the planning application, the Highways would have expected this CMS to be a detailed / refined version of the approved DCMP.

Deliveries are proposed to be restricted outside the of local peal hours (08:00-09:00 and 16:30-18:00) through booking appointment, and larger deliveries will be scheduled outside of school drop-off and collection period, which is welcomed. Banksman will be present during all unloading operations, which is welcomed.

The applicant is required to confirm the operating hours of the construction site, and ensure that is in line with Condition 12.

Vehicles are proposed to be accessed and egressed onto Latimer Lane. The applicant shall clarify the proposed route of traffic to ensure construction vehicles will not pass-through the town centre and have the least impacts to the residential area.

The Highways welcome the site gate to be set back by circa 36m from the public highways, which will likely be longer than the length of the largest construction vehicles to be used on-site. However, the applicant is still required to submit the

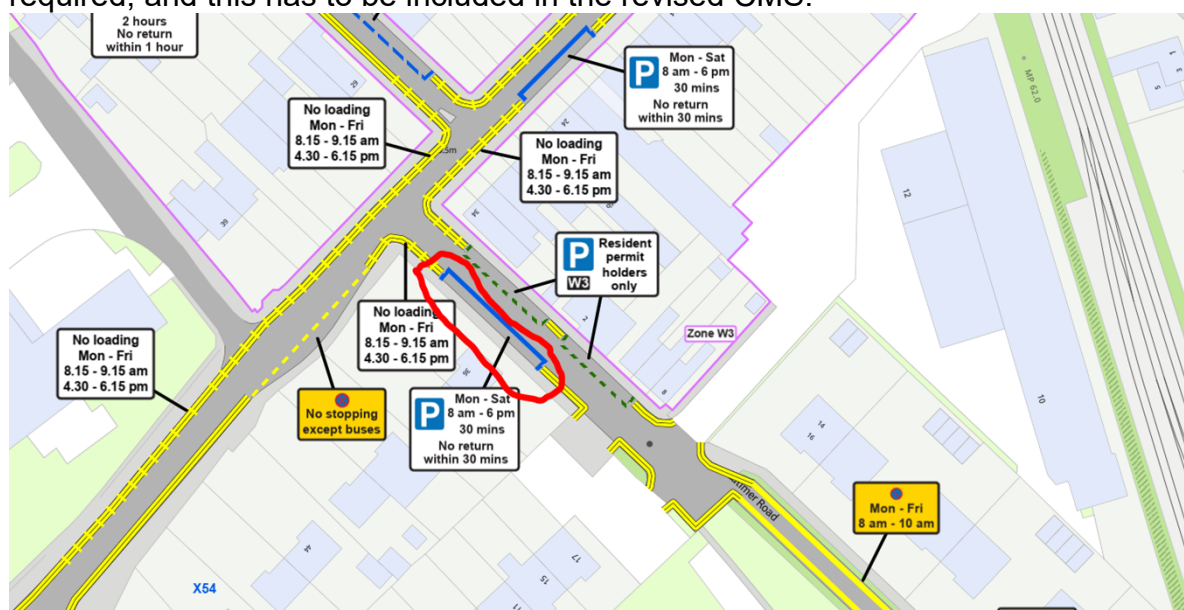
swept path analysis with the largest vehicle proposed to demonstrate sufficient turning area is provided for vehicle to enter and leave the driveway in forward gear.

Site access points, hoarding, turning area, storage area and parking provision are provided on the marked-up site plan, which are welcomed.

While loading/unloading, wheel washing area, dust and dirt control measures and waste/recycling arrangements are proposed, the Highways would also have expected the loading and unloading area, wheel washing details and waste storage to be marked on the site plan to ensure that the proposed areas are practical and/or the manoeuvring of the construction vehicle will not be obstructed.

28 no. parking spaces are indicated on the construction site plan. The applicant proposed further off-site parking maybe required at peak time in pre-identified locations. The applicant is required to confirm the anticipated numbers of staff will be employed for peak construction period and the proposed pre-identified locations for parking. As the site is located circa 400m from Wokingham Railway Station, sustainability travel modes shall be promoted, whenever applicable.

Meanwhile, the Highways are aware of a separate application for parking suspension at the marked location (from 15th September 2025 to 24th September 2027) to enable construction of this development. The reason of suspension is required, and this has to be included in the revised CMS.



As the site is in close proximity to the railway track, a separate application of Basic Asset Protection Agreement (BAPA) with Network Rail is required. If there are substantial changes regarding the construction methods, the Highways shall be reconsulted.

Conditions & Reasons (if required)

Date:	8/7/2025	Signed:	JP
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