

Date: 11 March 2025
Application: 250550



**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: 250550

Applicant: HE2 Reading 1 GP Limited

Site Address: Land at Headley Road East, Woodley, RG5 4SN

Parish: Woodley

Grid Reference: Easting - 476976, Northing - 173180

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 213106 (APP/X0360/W/22/3306963) dated 22/12/23. Condition 17 relates to a Parking Management Strategy (PMS).

Case Officer: Marcus Watts

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 250550. 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:	250550
Address:	Land at Headley Road East, Woodley, RG5 4SN.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 213106 (APP/X0360/W/22/3306963) dated 22/12/23. Condition 17 relates to a Parking Management Strategy (PMS).		
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 Condition 17, the Parking Management Strategy, for Planning Application Reference 213106.

The approved details of the parking management plan are recapped, and the parking layout is refined, which are welcomed. It is agreed to carry out half-yearly parking beat surveys for the first 5 years upon the first occupation, then reduce the frequency to once per year after 5 years, to highlight any informal and adhoc parking outside the marked bays or along Viscount Way.

The applicant shall include the proposed mitigations as stated in the parking management plan in this PMS.

A baseline survey of Gemini Road, Martinet Road and Messenger Road has been undertaken to provide an overview of cars parked daily and capture the existing parking characteristics, which is welcomed.

However, the Highways are uncertain what information the parking survey is trying to capture.

- If visitor parking spaces have been included, the survey has not fully captured the nine unallocated visitor parking spaces available in Zone G, J and K of Appendix B.

- If only unrestricted parking on the carriageway outside the parking bays are surveyed, some of the visitor parking spaces have been counted as 'layby restricted', which seems to be inconsistent.

Meanwhile, the values of column 'Parked' in Table 4 do not add up.

The applicant shall clarify the intention of the baseline survey and review the survey data.

Conditions & Reasons (if required)			
Date:	12/3/2025	Signed:	JP