

Date: 23 March 2026
Application: 260662



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Discharge of condition Consultation

Application Number: 260662

Applicant: Mr Kingsley Davis

Site Address: 58 Finchampstead Road, Wokingham, Wokingham, RG40 2NS

Parish: Wokingham

Grid Reference: Easting - 481063, Northing - 167993

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 241828 dated 24.10.2025. Condition 4 relates to round and building levels, 5 to details of boundary walls and fences, 6 to landscaping, 8 to protection of trees, 10 to construction method statement, 12 to remediation, 20 to future homes standard, 21 to water standards, 22 to CEMP, 23 to external lighting, 24 to LEMP, 25 to biodiversity enhancements, 26 to reptile mitigation method statement.

Case Officer: Marcus Hillman

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 260662. 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 **14 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	260662
Address:	58 Finchampstead Road, Wokingham, Wokingham, RG40 2NS.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 241828 dated 24.10.2025. Condition 4 relates to round and building levels, 5 to details of boundary walls and fences, 6 to landscaping, 8 to protection of trees, 10 to construction method statement, 12 to remediation, 20 to future homes standard, 21 to water standards, 22 to CEMP, 23 to external lighting, 24 to LEMP, 25 to biodiversity enhancements, 26 to reptile mitigation 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

The proposal seeks consents for discharging conditions 4, 5, 6, 8, 10, 12, 20, 21, 22, 23, 24, 25 and 26 for Planning Application Reference 241828. This memo responds on the submissions related to highway grounds.

Condition 5 – Details of Boundary Walls and Fences

The applicant is advised to set back the boundary fences or to lower part of the boundary fences by circa 2m, in particular for the proposed fences between 58A and Plot 1, between Plots 2 and 3, between Plots 3 and 4, to a maximum height of 0.6m to retain sufficient intervisibility at individual driveway.

Condition 6 – Landscaping

Any landscaping within these splays will need to be maintained to a maximum height of 0.6m. This shall be confirmed by the applicant.

Condition 10 – Construction Method Statement

Construction management plan is submitted supporting the CMS, which is welcomed. The CMS outlines delivering hours to be from 08:00 to 18:00 on Mondays

to Fridays and from 08:00 to 13:00 on Saturdays, which aligns with Condition 11. Delivery will be arranged beyond the network peak hours, which is welcomed.

While the applicant suggest that all vehicles will enter and exit the site via Finchampstead Road, the applicant shall provide further details on the proposed route of the construction vehicles, to ensure they will not pass-through town centre and have the least impacts to the residential area.

It shall be reminded that loading, unloading and parking along the A321 Finchampstead Road can unlikely be accepted in any case.

Site access point, turning area of a lorry, staff/visitor parking, temporary tree protective barriers, skips and wheel washing facilities are indicated on the site plan. The Highways assume the boundary of temporary tree protective barriers is equivalent to the site for hoarding arrangement. Site gate for the construction site has been set back from the public highway and the shared drive, which is welcomed.

However, it is expected to clearly indicate the loading and unloading area and storage area on the construction site layout to ensure those provisions will not obstruct the manoeuvring of construction vehicle. It is uncertain if the proposed secure store will be sufficient to fully cater the area required for site storage area. This shall also be supported by swept path analysis of the largest vehicle required during construction shall be assessed, demonstrating both entry and egress in forward gear to the site and onto Finchampstead Road.

The Highways are aware of the proposed pitch point of 3.1m wide along the proposed access road after the erection of temporary tree protective barriers. The acceptance of the proposed width will subject to the proposed construction traffic and management measures of construction traffic. Whenever applicable, construction traffic shall be managed via a banksman.

In view of the site locates at a sustainable location that benefitted by train services, four parking spaces for staff and visitors can be acceptable for this instance. The applicant shall confirm no construction related vehicle will be parked along Finchampstead Road and neighbouring residential streets.

Waste, dust and noise control measures are proposed, which are welcomed.

Conditions & Reasons (if required)			
Date:	27/3/2026	Signed:	JP