

Date: 1 April 2026
Application: 260742



**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: 260742

Applicant: Aldi Stores Limited

Site Address: Aldi Foodstore,, Gazelle, close, Winnersh, RG41 5HH

Parish: Winnersh

Grid Reference: Easting - , Northing -

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 230099 dated 27/10/2025: Conditions 16, 19 and 24.

Case Officer: Tariq Bailey-Biggs

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 260742. 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 **22 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	260742
Address:	Aldi Foodstore,, Gazelle, close, Winnersh, RG41 5HH.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 230099 dated 27/10/2025: Conditions 16, 19 and 24.		
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 16, 19 and 24 for Planning Application Reference 230099. This memo responds on the submissions by conditions.

Condition 16 – Parking Management Plan

The car park will be managed and enforced by specialist parking management system and has a maximum stay of 1.5 hours, with clear signs to inform the carpark users. Number plate recognition system is to be used to record the entry and exit of vehicle.

It is suggested that potential measures will be taken 'if there is an excessive number of non-customers using the car park', which is too generic for monitoring. The applicant is required to specify what is the trigger points for mitigation measures. Proactive measures on monitoring disabled spaces, parent and child spaces and cycle parking are being expected. Similarly, the applicant shall specify the details of measures and the corresponding triggers to be carried out for different outcome of the CCTV surveys.

The applicant is required to confirm/clarify the following:

- No parking will be allowed outside the parking spaces to ensure service / delivery and turning areas to be kept clear from any parking or obstruction.
- The applicant will be expected to provide measures on scenario if the parking demand is overspilt to the public highway.

- All parking spaces will remain unallocated for all site users.
- If any parking spaces / areas are dedicated to staff, the applicant shall provide a plan to clearly indicate the positions of those parking.
- Details of the delivery and servicing area.
- Details on how staff parking will be recognised, as some staff will be permitted for parking and being exempted from the maximum period of stay.

Condition 19 – Travel Plan

The applicant proposes to reduce the travel mode of driving from 75% to 70% on driving over 5 years. As commented previously, the applicant shall clarify if there are any parking spaces / areas dedicated to staff. The proposed parking arrangement can unlikely reserved staff parking spaces for 70% staff driving to work.

As the site is located at a sustainable location, the applicant shall review the initial baseline and 5 years target of ravel modes for this proposal.

Condition 24 – Delivery and Servicing Plan

The applicant suggests that three to four HGV deliveries using articulated lorries / rigid vehicles will be expected per daily. The applicant shall clarify the proposed delivery routes of those vehicles to ensure they will not pass-through town centre and have the least impacts to the residential area. The applicant shall be aware of the weight, height and width restriction on the surrounding road network.

Deliveries are confirmed to be aligned with Condition 5, to avoid the peak traffic peak, and to utilise a servicing booking system, which is welcomed. However, it shall be noted that the peak hours of the highway network are 8am-9am and 5pm-6pm from Monday to Friday.

The HGV booking system and accreditation schemes in use, whenever applicable, shall be specified.

Details of delivery, servicing and HGV turning area shall be provided in a labelled plan. Swept path analysis of the 16.5m long articulated lorries shall be demonstrated.

Conditions & Reasons (if required)

Date:	17/4/2026	Signed:	JP
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