

Date: 12 December 2025
Application: 252946



**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: 252946

Applicant: Paul O'Farrell

Site Address: Tennis Courts, Silver Fox Crescent, Woodley, Wokingham, RG5 3JA

Parish: Woodley

Grid Reference: Easting - 475874, Northing - 172952

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 232390 dated 01.12.2023. Condition 3 relates to schedule of the materials, 6 to ecological enhancements, 11 to construction method statement and construction method statement plan, 12 to written scheme of investigation, 14 to drainage statement, 20 to details of all boundary treatment(s), 21 to hard and soft landscaping.

Case Officer: Connie Davis

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 252946. 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 **5 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252946
Address:	Tennis Courts, Silver Fox Crescent, Woodley, Wokingham, RG5 3JA.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 232390 dated 01.12.2023. Condition 3 relates to schedule of the materials, 6 to ecological enhancements, 11 to construction method statement and construction method statement plan, 12 to written scheme of investigation, 14 to drainage statement, 20 to details of all boundary treatment(s), 21 to hard and soft landscaping.		
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 3, 6, 11, 12, 14, 20 and 21 for Planning Application Reference 232390 for 1 no. of self-build dwelling. This memo responds on the submissions related to highway grounds.

Condition 11 – Construction Method Statement and Construction Method Statement Plan

While the Highways would generally expect reviewing additional details for CMS submission, the planning condition requires the development to be carried out in accordance with approved Construction Method Statement and Construction Method Statement Plan, both received 21st November 2023, which provide details for 3 no. new dwellings.

The proposed CMS and CMS plan include the same level of approved details specific for the plot of 232390, and remove the details for Phase 1 of the wider development, which are acceptable in principle.

Condition 20 – Boundary Treatment(s)

A soft landscape plan (Drawing No. 6021.01A) and a site photo on fencing is submitted, which the position and/or elevation of these boundary treatments cannot be identified from the plan, to ensure no negative impacts on the public highways and the visibility splays will be expected. Revision is required.

Conditions & Reasons (if required)

Date:	2/1/2026	Signed:	JP
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