

Date: 15 December 2025
Application: 253032



**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: 253032

Applicant: Mr Jonathan Edwards

Site Address: Silver Wood, Wick Hill Lane, Finchampstead, Wokingham, RG40 3PZ

Parish: Finchampstead

Grid Reference: Easting - 480123, Northing - 164670

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 242295 dated 06/11/24. Condition 5 relates to cycle parking; 6 to landscaping; 8 to biodiversity enhancements, and 9 to drainage details.

Case Officer: James Fuller

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 253032. 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 **8 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	253032
Address:	Silver Wood, Wick Hill Lane, Finchampstead, Wokingham, RG40 3PZ.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 242295 dated 06/11/24. Condition 5 relates to cycle parking; 6 to landscaping; 8 to biodiversity enhancements, and 9 to drainage details.		
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 5, 6, 8 and 9 for Planning Application Reference 242295. This memo responds on the submissions related to highway grounds.

Condition 4 – Cycle Parking

Drawing No. 22203-3.03.A indicates the proposed bicycle shed with internal dimensions of 3.1m x 1.9m, which is suitable for storing at least three cycles and is acceptable.

Conditions & Reasons (if required)

Date:	2/1/2026	Signed:	JP
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