

Date: 18 July 2025
Application: 251668



**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: 251668

Applicant: Miss Kellie Johnson

Site Address: Land to the rear of 12 Shepherds Hill, Woodley, Wokingham, RG6 1BB

Parish: Woodley

Grid Reference: Easting - 475150, Northing - 173981

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 242727 dated 13/12/2024. Condition 4 relates to a construction method statement; 6 to landscaping; 7 to tree protection, and 9 to provision of biodiversity enhancements.

Case Officer: Kieran Neumann

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 251668. 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:	251668
Address:	Land to the rear of 12 Shepherds Hill, Woodley, Wokingham, RG6 1BB.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 242727 dated 13/12/2024. Condition 4 relates to a construction method statement; 6 to landscaping; 7 to tree protection, and 9 to provision of biodiversity enhancements.		
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, 6, 7 and 9 for Planning Application Reference 242727 for one dwelling house. This memo responds on the submissions related to highway grounds.

Condition 4 – Construction Method Statement

While Drawing no. 24-936-01 has been submitted, the Highways would have expected to review the construction method statement to be implemented on-site in a written statement.

In addition to the guided details stated in the approval condition, it is expected to include, but not limited to, the following details:

- Hours of work (to be in line with Condition 11).
- Confirming that deliveries are proposed to be within working hours, and avoiding the peak hours of the highways network whenever possible.
- Anticipated numbers of staff and construction vehicles during the peak construction period.
- Proposed route of the construction vehicles, to ensure they will not pass-through town centre and have the least impacts to the residential area.
- Site gate has to be indicated on the construction site plan. Whenever applicable, site gate will be required to open inward.

- While it is impractical for Highways to request the construction site gate to be set back the length of the largest vehicle due to site constraints. However, construction traffic will have to be directed by banksmen to avoid vehicles queuing up or parking outside the site. The driveway and entrance route shall be kept clear at all times.
- Any proposed parking or loading/unloading arrangement beyond the site red line will have to follow the Traffic Regulation Order. Application of temporary suspension may be required.

It is relevant to note that skip and/or skip lorry is not expected to occupy the public highways. A separate consent on skip licence will be required from the Streetworks team.

Conditions & Reasons (if required)

Date:	21/7/2025	Signed:	JP
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