

Date: 25th September 2025
Application: 251530



**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: 251530

Applicant: Mr Gary Du Preez

Site Address: Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

Parish: Finchampstead

Grid Reference: Easting - 476842, Northing - 164533

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 140764 dated 2/10/2014. Conditions 17, 19, 20, 21, 23, 24, 26, 28, 30, 35, 36, 39, 49, 50, 51, 52, 53, 61, and 65.

Case Officer: Nick Chancellor

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 251530. 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:	Ben Amey Principal Highway Management Officer		
Service	WBC Highways	App No:	251530
Address:	Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 140764 dated 2/10/2014. Conditions 17, 19, 20, 21, 23, 24, 26, 28, 30, 35, 36, 39, 49, 50, 51, 52, 53, 61, and 65.		
Type Development:	of	139 Dwellings.	
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 Local Highways Authority provides comments below on Condition 35, 36, 39, 53 and 65 below which relate to transport and highways.

Condition 35: Car and Motorcycle Parking Plan

1. The LHA have no objection to the Car and Motorcycle Parking Plan submitted for the discharge of Condition 35. Condition 35 should be discharged in accordance with the submitted details.
2. The number of parking spaces proposed appears compliant with the Wokingham Parking Standards (2011) and the Parking Calculator. The visitor spaces/unallocated spaces appear well distributed around the site.
3. Parcel 6 provides 139 dwellings (Plots 218 – 357) and the proposed car and motorcycle parking layout shows 241 allocated car parking spaces, 20 unallocated parking spaces and 30 visitor spaces.

4. The accommodation schedule outlines that 2 allocated car parking spaces per dwelling are allocated to each house and semi-detached house. 1 car parking space per flat is allocated for the 1 and 2-bedroom flats within Blocks 1, 2, 3, 4 and 5.

Condition 36: Bicycle Parking

5. The LHA require confirmation of the access method for the flatted cycle stores. The drawings should be amended to confirm that the stores will be fitted with a pin pad or swipe card system; and it should also be confirmed that lighting will be provided within the store.
6. The proposed sheds for use as cycle storage are considered acceptable to the LHA. The sheds would measure 2.44m X 1.83m.
7. The cycle stores for Blocks 1-5 are considered acceptable to the LHA. The stores show 5 Sheffield Stands providing 10 cycle spaces for each block of flats. This is considered acceptable given Blocks 1, 2, 3 and 5 provide 8 flats each and block 4 provides 5 flats. The Sheffield Stands shown on Drawing No. FINCHP6_01 dated 13.06.2025 are considered acceptable.

Condition 39: Walking, Cycling and Equine Strategy

8. The LHA consider the layout compliant with the requirements of Condition 39 and with the previously approved Walking, Cycling and Equine Strategy (JNP Group Reference: C85672-TR-004 revision C dated 21/09/2018).
9. Condition 39 highlights that the strategy should include details of how the Shepperlands Farm bridleway can be linked up to the Wokingham Lane and California Park Bridleway. However, applicant highlights that this new bridleway does not pass within the red line boundary of Parcel 6.

Condition 53: Refuse and Recycling Strategy

10. The LHA are satisfied with the submitted refuse collection strategy which demonstrates residents will be within 30m drag distance of a bin collection point and bin lorries will be able to stop within 25m of the collection point. The collection strategy is shown on *Drawing No. P24-2400_DE_001_B_005 dated 21/05/2025 titled 'Finchampstead Parcel 6 – Refuse Strategy Plan'*.

Condition 65: Phased Access to the SANG

11. The LHA request confirmation of access arrangements during construction of Parcel 6. Ideally the access junctions and new footways along the spine road should be constructed before occupation of any housing within plot 6 so that residents can access the SANG from Parcel 6 from first occupation of their dwelling.

Date:	25 th September 2025	Signed:	Ben Amey
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