

**Date:** 2 July 2025  
**Application:** 251546



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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Shute End, Wokingham

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Dear WBC Highways,

**Discharge of condition Consultation**

**Application Number:** 251546

**Applicant:** Mr Nathan Craker

**Site Address:** 238 Nine Mile Ride, Finchampstead, Wokingham, RG40 3QD

**Parish:** Finchampstead

**Grid Reference:** Easting - 480157, Northing - 164784

**Type of Development:**

**Proposal:** Application for submission of details to comply with the following condition of planning approval 250655 dated 19.06.2025. Condition 3 relates to bicycle storage and parking; 6 to hard and soft landscape works, 9 to materials, 10 to Air Source Heat Pumps, 16 to bin storage.

**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 251546. 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

|                             |                                                                                                                                                                                                                                                                                    |                |        |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | JP                                                                                                                                                                                                                                                                                 |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                                                                                                                                                                       | <b>App No:</b> | 251546 |
| <b>Address:</b>             | 238 Nine Mile Ride, Finchampstead, Wokingham, RG40 3QD.                                                                                                                                                                                                                            |                |        |
| <b>Proposal:</b>            | Application for submission of details to comply with the following condition of planning approval 250655 dated 19.06.2025. Condition 3 relates to bicycle storage and parking; 6 to hard and soft landscape works, 9 to materials, 10 to Air Source Heat Pumps, 16 to bin storage. |                |        |
| <b>Type of Development:</b> |                                                                                                                                                                                                                                                                                    |                |        |
| <b>Site Visit Made:</b>     | 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 applicant has clarified the intention to discharge Condition 4 instead of Condition 6, so that the proposal seeks consents for discharging conditions 3, 4, 9, 10 and 16 for Planning Application Reference 250655 for the erection of 26 no. dwellings. This memo responds on the submissions related to highway grounds.

### Condition 3 – Bicycle Storage and Parking

According to the WBC Parking Standards, two cycle parking allocation will be required for dwelling with 4-5 habitable rooms and three will be required for dwelling with 6+ habitable rooms.

Revisions are required for the following:

- As the proposed carports are provided with the recommended minimum dimensions of 6m x 3m, cycle sheds shall not occupy spaces of the car ports of Plots 22-25.
- Cycle storage has not been proposed for Plots 17-21.

Meanwhile, bike storage of external dimensions of 7' x 4' is proposed, which may or may not be sufficient to store three bikes subject to the actual design. The Highways would have expected to review the elevations and internal dimensions of cycle parking (preferably with the product specifications) to ensure the proposed sheds are of suitable dimensions.

**Condition 4 – Parking Management Plan**

While a revised parking layout has been submitted, the Highways would have expected to review the parking management strategy to be implemented on-site in a written statement.

Whenever applicable, it is expected to include, but not limited to, who and how the following will be managed / delivered:

- Allocated parking
- Visitor and unallocated parking
- Control of turning area
- Measures for inconsiderate and illegal parking

**Condition 16 – Bin Storage**

According to Manual for Streets, the maximum carrying distances for households (30m) and refuse collection operators (25m) from the collection point.

Revisions are required for the following:

- As the proposed carports are provided with the recommended minimum dimensions of 6m x 3m, bin storages shall not occupy spaces of the car ports of Plots 11-16, 22-25.
- Bin storage has not been proposed for Plots 17-21.

The applicant is advised to provide the bin stores at the positions as approved in the reserved matters application, to ensure that all dwellings are within the carrying distance for refuse as set out in MfS and as approved in planning ref. 250655.

The required dimensions of the bin store shall be confirmed with the council's Cleaner & Greener team.

**Conditions & Reasons (if required)**

|              |          |                |    |
|--------------|----------|----------------|----|
| <b>Date:</b> | 3/7/2025 | <b>Signed:</b> | JP |
|--------------|----------|----------------|----|