

Date: 28 January 2025
Application: 250188



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

PD Demolition Consultation

Application Number: 250188

Applicant: Wrenbridge (FRELD Reading) LLP

Site Address: Shinfield Park, Whitley Wood Lane, Shinfield, Wokingham, RG2 9FW

Parish: Shinfield

Grid Reference: Easting - 472866, Northing - 169083

Type of Development:

Proposal: Prior approval submission for demolition of 1 no. office building down to basement level plus demolition of 2 no. bungalows and ancillary buildings down to ground level.

Case Officer: Benjamin Hindle

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 250188. 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:	Gordon Adam Development Control		
Service	WBC Highways	App No:	250188
Address:	Shinfield Park, Whitley Wood Lane, Shinfield, Wokingham, RG2 9FW.		
Proposal:	Prior approval submission for demolition of 1 no. office building down to basement level plus demolition of 2 no. bungalows and ancillary buildings down to ground level.		
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

1. Highways understands that this is a prior approval for demolition of the existing office site.
2. A Demolition Plan (CDL282MS Version 006) has been submitted which is welcome.
3. It is welcome that the operating hours are in line with the standard hours accepted to the Borough.
4. It is welcome that wherever possible, larger vehicle movements would avoid the morning and evening peaks.
5. It is welcome that all parking would be on site.
6. All construction vehicle entering and leaving the site would need to be controlled by banksmen.
7. Highways would need to see a plan showing the fencing around the site and the location of the gates. These need to be set back the length of the longest vehicle from the highway network.
8. Highways would recommend that a separate pedestrian/cycle access is provided.
9. Highways would need to see a plan showing the route from the strategic road network to and from the site

Conditions & Reasons (if required)

Date:	12 th Feb 2025	Signed:	Gordon Adam
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