

Date: 15 September 2025
Application: 252192



WOKINGHAM
BOROUGH COUNCIL

SDL Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear SDL Highways,

Discharge of condition Consultation

Application Number: 252192

Applicant: The Owner and/or Occupier

Site Address: Moat House, Biggs Lane, Arborfield, Wokingham, RG2 9LN

Parish: Barkham

Grid Reference: Easting - 476928, Northing - 165712

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 242252 dated 21/02/2025. Condition 3 relates to building recording; 4 to detailed drawings (strip-out/removal works); 5 to thermal insulation, noise and fire protection between flats; 6 to secondary glazing details; 11 to original room doors and door surrounds; 12 to joinery details (windows/doors); 17 to entrance intercom/ entry system; 18 to highway construction details; 20 to cycle parking; 21 to bin storage; 22 to boundary treatment, and 23 a Landscape Scheme.

(Description amended to include condition 11 at agent's request)

Case Officer: Adriana González

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 252192. 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 **6 October 2025**.

Yours sincerely,

Development Management & Compliance

MEMORANDUM

From:	Ben Amey Principal Highway Management Officer		
Service	SDL Highways	App No:	252192
Address:	Moat House, Biggs Lane, Arborfield, Wokingham, RG2 9LN.		
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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 Local Highways Authority (LHA) provides comments below on Conditions relating to transport/highway impacts including Condition 18, 20, 21, 22 and 23. <u>Condition 18: Highway Construction Details</u> 1. The LHA require the submission of highway construction details for the revised site access junction with Buttenshaw Road and also for the new 2m footpath along the eastern side of Buttenshaw Avenue. The applicant will be required to enter into a Section 278 agreement with the LHA to deliver this improvement to Buttenshaw Avenue. No plan appears to have been submitted which includes levels, widths, construction materials and depths of construction.

Condition 20: Cycle Parking

2. The submitted site plan shows three Sheffield Stands providing 6 spaces for bicycle storage in a secure and covered store. This is welcome and provides a suitable number of spaces for the 4 dwellings granted permission.
3. The LHA require confirmation of method for control of access i.e. pin pad/swipe card. The drawing states 'DIGI-LOCK' to be agreed by client and as such it is not clear if a DIGI-LOCK will be provided or how entry will be controlled. This information is required to discharge the condition.

Condition 21: Bin Storage

4. The LHA consider the proposed bin store acceptable. The bin store is located within acceptable drag distance of Buttenshaw Avenue and ensures bins will not be stored obstructing the public highway.

Condition 22: Boundary Treatment

5. The LHA are satisfied with the information submitted for Condition 22 and have no objection to discharge of the Condition. The submitted landscaping plan does not show any boundary treatments which would interfere with visibility splays/forward visibility. Existing hedges and metal estate fencing are shown outside of the site access visibility splay (Drawing No. L90-200-Rev-A titled '*Hard Landscape Plan*', dated July 2025 by Landscape Perspective). A fence with chain is shown adjacent to pedestrian accesses to the building which would not obstruct vehicle and pedestrian intervisibility.

Condition 23: Landscape Scheme

6. The LHA have no objection to the details submitted for car parking on-site (which will remain a privately owned car parking area and private internal street).

Date:	29.09.25	Signed:	Ben Amey
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