

Date:
Application: 251426



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,

Discharge of condition Consultation

Application Number: 251426

Applicant: Mr Grant Jensen

Site Address: Oak Dale, Lower Wokingham Road, Crowthorne, Wokingham, RG45 6BX

Parish: Finchampstead

Grid Reference: Easting - 481802, Northing - 164397

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 223256 (APP/X0360/W/23/3336000) dated 26/09/2024. Condition 10 relates to a construction management plan.

Case Officer: Connie Davis

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 251426. 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:	251426
Address:	Oak Dale, Lower Wokingham Road, Crowthorne, Wokingham, RG45 6BX.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 223256 (APP/X0360/W/23/3336000) dated 26/09/2024. Condition 10 relates to a construction management plan.		
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

Additional Highways comments dated 3rd October 2025 are indicated in blue.

The Highways received the revised submission to address the Highways responses dated 20th June 2025 and 15th August 2025.

A CMP (including a construction site layout and swept paths) has been submitted, which is welcomed. The revised submission outlines working hours to be from 08:00 to 18:00 on Mondays to Fridays and from 09:00 to 13:00 on Saturdays. It is also confirmed that HGV traffic movements will be avoid during the local traffic peak periods (07:30-09:30 and 16:30-18:00) which is acceptable. The applicant shall confirm deliveries will only be within the working hours.

Section 4.6 states that majority of deliveries will be scheduled and undertaken by rigid lorries (12m), with few articulated vehicles (no longer than 16.5m), and to be managed via a banksman. The swept path analysis for a 12m long rigid lorry and 13.9m long medium articulated vehicle are submitted.

The Highways expect swept path analysis with the largest vehicle proposed to be submitted to demonstrate sufficient turning area is provided for vehicle to enter and leave the driveway in forward gear. The applicant is required either to demonstrate

the manoeuvring of a 16.5m long articulate vehicle, or to restrict the maximum length of articulate vehicles to no longer than 13.9m.

Meanwhile, it is aware that the access and internal road design of the submitted swept paths are not aligned with the previous approval. Given the proposed swept path (left in) for both HGVs have overrun the kerb/verge, it is expected that the turning would be worsen with the previously approved road layout. Clarification is required.

Vehicles are proposed to be accessed and egressed onto Lower Wokingham Road. Construction vehicles will enter the site turning left only. The applicant [has confirmed that construction vehicles will follow the route as proposed in Appendix 6](#) to ensure construction vehicles will not pass-through the town centre and have the least impacts to the residential area, [which is welcomed](#). However, the applicant shall be aware of the existing 6ft 6" width limit imposed along Barkham Ride and Barkham Street. Separate consent from the Traffic Management team will be required for construction vehicle to be travelled along those routes.

Site access points, hoarding, wheel washing, manoeuvring, site car parking [and storage area](#) details are provided on the construction site plan. Dust and dirt control measures and waste/recycling arrangements are proposed. Condition survey will be conducted prior to the survey, which is welcomed.

However, [the proposed site access gate has only been set back by 8.6m from the public highway](#). The proposed gate will have to set back from the public highway by the length of the largest vehicle proposed, [to provide sufficient waiting area within the red line](#).

Conditions & Reasons (if required)

Date:	3/10/2025	Signed:	JP
-------	-----------	---------	----