

Date: 8 April 2026
Application: 260659



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Discharge of condition Consultation

Application Number: 260659

Applicant: Hall Hunter Partnership

Site Address: Heathlands Farm, Honey Hill, Wokingham, RG40 3BG

Parish: Wokingham Without

Grid Reference: Easting - 482827, Northing - 166476

Type of Development:

Proposal: Submission of details to comply with the following condition of planning consent 251260 dated 07/10/2025. Conditions 5 (part B), 6, 7, 8, 9 refers to WSI, water efficiency, Great Crested Newts, biodiversity enhancements and a Delivery and Servicing Plan.

Case Officer: Tariq Bailey-Biggs

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 260659. 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 **30 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	260659
Address:	Heathlands Farm, Honey Hill, Wokingham, RG40 3BG.		
Proposal:	Submission of details to comply with the following condition of planning consent 251260 dated 07/10/2025. Conditions 5 (part B), 6, 7, 8, 9 refers to WSI, water efficiency, Great Crested Newts, biodiversity enhancements and a Delivery and Servicing 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

The proposal seeks consents for discharging conditions 5B, 6, 7, 8 and 9 for Planning Application Reference 251260. This memo responds on the submissions related to highway grounds.

Condition 8 – Delivery and Servicing Plan

While the DSP suggests that there will be modest increase in existing HGV traffic movements for 9% annually, it is unclear if this aligns with the proposed increase in Transport Statement, from 50 movements to 60 movements per day between June and August. Clarification is required.

The applicant confirms that an inhouse booking system will be used to ensure all deliveries are scheduled in advance to avoid congestion on surrounding road, and HGV traffic will be directed by trained banksmen, which are acceptable. As suggested in applicant's response to Highways comments dated July 2025, the applicant shall reconfirm that deliveries will be spread evening across the day, and scheduled to avoid local peak traffic periods, whenever possible.

The HV route is confirmed to be aligned with the 'Lorry Routing Scheme' in S106 agreement. All HVs are access via Heathlands Road, and will not be accessed via Honey Hill, which is acceptable.

Swept path for 16.5m long articulated vehicle is demonstrated, which is acceptable.

It is relevant to note that GVOL is legally required for the proposed operations, which does not encompass the best-practice, safety management and risk mitigation that are considered in accreditation scheme(s). The applicant is recommended to either obtain an accreditation scheme or to demonstrate site management measures equivalent to accreditation standards.

Conditions & Reasons (if required)			
Date:	23/4/2026	Signed:	JP