

**Date:** 17 January 2025  
**Application:** 250085



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &  
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Environmental Health,

**Discharge of condition Consultation**

**Application Number:** 250085

**Applicant:** Dr Jon Banks

**Site Address:** Whitehouse Farm, Beech Hill Road, Spencers Wood, Wokingham, RG7 1HR

**Parish:** Shinfield

**Grid Reference:** Easting - 470902, Northing - 165711

**Type of Development:**

**Proposal:** Application for submission of details to comply with the following conditions of planning consent 232560 dated 14/03/2024. Condition 13 relates to a Construction Method Statement and condition 33 to a Construction Environmental Management Plan (CEMP).

**Case Officer:** Andrew Chugg

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 250085. 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>	Chris Christofis Env protection Officer		
<b>Service</b>	WBC Environmental Health	<b>App No:</b>	250085
<b>Address:</b>	Whitehouse Farm, Beech Hill Road, Spencers Wood, Wokingham, RG7 1HR.		
<b>Proposal:</b>	Application for submission of details to comply with the following conditions of planning consent 232560 dated 14/03/2024. Condition 13 relates to a Construction Method Statement and condition 33 to a Construction Environmental Management Plan (CEMP).		
<b>Type of Development:</b>			
<b>Site Visit Made:</b>	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 Construction Method Statement presented by Amiri dated January 2025 is a comprehensive document, as is the Environmental Management Plan, also by Amiri dated January 2025. These are good reports and show due consideration has been given to the requirements for a large-scale development.

By its nature a development of this scale will produce noise, dust and could become muddy or have access or egress issues for lorries, as a local authority we rely on the management plans to mitigate environmental issues on the site as much as is practically possible.

The information we require is in these documents, Amiri has done a good job on their site management plans. No EH objection to discharge of the above conditions.

## Conditions & Reasons (if required)

<b>Date:</b>	22/01/2025	<b>Signed:</b>	C Christofis
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