

Date: 22 October 2025
Application: 252557



**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: 252557

Applicant: Mr Joe Brown

Site Address: Land East Of, Longwater Road, Finchampstead, Berkshire

Parish: Finchampstead

Grid Reference: Easting - 479637, Northing - 162695

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning approval 241567 dated 29.09.2025. Condition 14 relates to construction method statement, 15 to construction environmental management plan, 21 to communications plan.

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 252557. 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 **12 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Ben Amey, Principal Highways Management Officer		
Service	WBC Highways	App No:	252557
Address:	Land East Of, Longwater Road, Finchampstead, Berkshire.		
Proposal:	Application for submission of details to comply with the following condition of planning approval 241567 dated 29.09.2025. Condition 14 relates to construction method statement, 15 to construction environmental management plan, 21 to communications 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

Condition 14: Construction Method Statement

The LHA require further information relating to loading and unloading of plant and materials (Part I of Condition 14).

The applicant is required to provide the following information:

1. The LPA note that articulated lorries are typically 16.5m in length, and 18m low loaders are sometimes used in construction. Therefore, swept path analysis is required show the turning space, construction site access, and construction route are suitable for an 18m long low loader to demonstrate a worst-case.
2. The LHA require the submission of a plan showing the HGV routes to and from the site on the surrounding road network. The routes used should ensure HGVs avoid height / width / weight restriction on the surrounding road network.
3. The LHA require confirmation that vehicles in use and machinery will comply with the Euro VI Emissions Standard (As a minimum). This is requested to meet the Air Quality Objectives of Wokingham's Local Plan

2010, Local Transport Plan 2025 and Construction guidance which are as follows:

- a) The Local Transport Plan 2025 states that *'Efforts will be made to reduce the carbon footprint of maintenance and construction activities supporting community health and wellbeing'*.
- b) Core Strategy Policy CP1 of the Local Plan 2010 specifies that: *'Planning permission will be granted for development proposals that 'Contribute towards the goal of reaching zero-carbon developments as soon as possible by minimising energy consumption...so as to minimise carbon dioxide emissions'*
- c) The Wokingham Construction SPD Page 86 A3.4.1 provides Land Use Measures which could help achieve Air Quality Objectives. This identifies *'Age and Type of Plant as appropriate measures for achieving Air Quality objectives'*.

Condition 21: Communications Plan

The LHA have no objection to the details submitted for the discharge of Condition 21 (Communications Plan).

Date:	27.10.25	Signed:	Ben Amey
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