

Date: 1 October 2025
Application: 252263



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: 252263

Applicant: Mr James Jenkison

Site Address: Land North Of Sheepbridge Court Farm, Basingstoke Road,
Swallowfield, RG7 1PT

Parish: Invalid code

Grid Reference: Easting - 472059, Northing - 165904

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 232653 dated 27/03/2025. Condition 5. Materials. 6. Drainage Strategy. 7. Construction Phase Emergency Plan. 8. End User Emergency Plan. 9. Construction Environment Management Plan. 10. Public Rights of Way. 12. Boundary Treatment. 13. Hard and Soft Landscaping. 18. Ecological Permeability.

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 252263. 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 **22 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Stantec, TH		
Service	WBC Highways	App No:	252263
Address:	Land North Of Sheepbridge Court Farm, Basingstoke Road, Swallowfield, RG7 1PT.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 232653 dated 27/03/2025. Condition 5. Materials. 6. Drainage Strategy. 7. Construction Phase Emergency Plan. 8. End User Emergency Plan. 9. Construction Environment Management Plan. 10. Public Rights of Way. 12. Boundary Treatment. 13. Hard and Soft Landscaping. 18. Ecological Permeability.		
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 LHA provides comments on Condition 9 (Construction Environment Management Plan), Condition 10 (Public Rights of Way).

Condition 9: Construction Environmental Management Plan

A 'Construction Environmental Management Plan' (CEMP) dated 14 September 2025 has been submitted. Condition 9 states that the following information should be provided in the CEMP in relation to the following highway matters:

*"j) Details contained in the Construction Traffic Management
k) All details of path closures impacting Public Right of Way SWAL18 and SHIN22) of which will be subject to a TTRO)"*

The CEMP includes Section 4 titled 'Construction Traffic Management & Public Rights of Way'. This states that construction traffic is to be managed in line with the Construction Traffic Management Plan and Public Rights of Way Safety Plan. The Construction Traffic Management Plan was prepared in March 2023 and submitted as part of the initial application (ref: 232653). This document has been approved as

per Condition 9. A separate Public Rights of Way Safety Plan has now been submitted (in relation to Condition 10).

The LHA require the following information to be provided:

1. The CEMP states that the HGVs accessing the site will be standard articulated vehicles of 15.4m in length and that the approved compound is sufficient to maintain an HGV to undertake a 180 degree turn to exit the site in the forward gear. 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 CEMP states that the number of construction staff will vary over construction period and that they are expected to travel to and from the site via car sharing, or in crew buses. The LHA require the inclusion of a Staff Travel Plan which sets out how staff travel will be managed, minimising the use of Single Occupancy Car trips, where possible. If crew buses are proposed to be used, the Applicant is required to provide details on the bus route, origin and destination bus stops, and parking provision at the origin bus stop. The latter is required as staff will likely park at or near this location, and the LHA need to review if it is suitable.
3. 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.
4. 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:
 - 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'*.
 - 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'*
 - 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 10: Public Rights of Way

Condition 10 states that ‘No development shall commence on site until details of how Public Rights of Way on site (SWAL18 and SHIN22) will be maintained during the operation of the development. These public rights of way shall be restored to their pre-construction condition as a minimum standard.’

A ‘Public Right of Way Safety Plan’ (PRoWSP) has been submitted which includes the same text has been included in Section 4 of the CEMP regarding construction traffic management procedure along the relevant Public Rights of Way.

The LHA accept that footpath SHIN22a is labelled as ‘unaffected’ by construction traffic on Figure 2 in the PRoWSP. The southern part of SWAL18 is proposed to be used for construction access. The LHA note that the condition of the PRoW will be monitored though the construction period and restored to its original condition 2 weeks following the completion of works. A condition survey is to be submitted and agreed with the PRoW Team at WBC prior to work commencing.

The LHA welcome that details have been provided on the management of SWAL18 during the construction period. SWAL18 was used for the construction of the existing solar farm. Deliveries will be undertaken between 0900 – 1700 on weekdays with no more than 10 HGV or tipper truck deliveries per day or one per 48 minutes. Only one delivery vehicle will use the route at any one time, and traffic marshals will be present on site. HGVs will adhere to the stated speed limit and will be halted to allow pedestrians to pass. In regard to HGVs along this route, the LHA require the following information:

5. The LHA would welcome further detail on the management of HGVs arriving at the Site to route along the relevant section of SWAL18. Whilst an average interval between deliveries has been set out in the CEMP, to prevent the risk of a vehicle arriving whilst another is being marshalled off site (which could result in the arriving vehicle obstructing the B3349), further details of how deliveries will be managed is requested.

Date:	24.10.2025	Signed:	TH
--------------	------------	----------------	----