

Date: 4 November 2025
Application: 252638



**WOKINGHAM
BOROUGH COUNCIL**

SDL Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear SDL Environmental Health,

Discharge of condition Consultation

Application Number: 252638

Applicant: N/A

Site Address: Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

Parish: Finchampstead

Grid Reference: Easting - 477629, Northing - 164157

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning approval 242653 dated 28.10.2025. Condition 9 relates to levels, 17 to lighting, 18 to construction environmental management plan (CEMP), 19 to construction accesses, 21 to employment skills plan.

Case Officer: Nick Chancellor

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 252638. 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 **25 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	O.Obi EH officer		
Service	SDL Environmental Health	App No:	252638
Address:	Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.		
Proposal:	Application for submission of details to comply with the following condition of planning approval 242653 dated 28.10.2025. Condition 9 relates to levels, 17 to lighting, 18 to construction environmental management plan (CEMP), 19 to construction accesses, 21 to employment skills plan.		
Type of Development:			
Site Visit Made:	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

Please use this section to detail any positive, satisfactory or negative aspects of the proposals relating to planning matters. Any additional information or negotiations required can also be detailed in this section.

Environmental Health has reviewed the submitted information, including the CEMP JNP Group Ref: M44541-JNP-XX-XX-RP-G-1009 P04 dated 15th September 2025, for the discharge of 18 (CEMP) relating to Hogwood Farm, Sheerlands Road, Arborfield RG40 4QY (Approval 242653).

Based on this review, Environmental Health has no objection, as the proposed measures adequately mitigate construction-related noise, dust, lighting and access impacts in accordance with Wokingham Policies CC06, CC07 and CC10.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	12/12/2025	Signed:	O.Obi
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