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17 March 2025

Our Ref: 40442

Planning Portal Ref: PP-13837087

Dear [REDACTED]

Submission of Discharge of Condition Application – Condition 36 – Construction Environmental Management Plan Phase 2b, Parcel R10 of the South Wokingham Strategic Development Location

On behalf of our clients, Miller Homes (“the Applicant”), we write to formally submit details to discharge Condition 36 (Construction Environmental Management Plan (CEMP)) pursuant to full planning permission reference 191068. This application relates too Phase 2b Parcel R10 only.

Condition 36 states:

“Prior to commencement of development (including demolition and site clearance) in each phase (including the SANG) a Construction Environmental Management Plan (CEMP) to control the environmental effects of the demolition and construction work within that phase shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:

- i) measures for the control of dust, odour and other effluvia;*
- ii) measures for the control of noise (including noise from any piling and permitted working hours);*
- iii) measures for the control of noise from delivery vehicles and times when deliveries will be accepted;*
- iv) vibration monitoring;*
- v) measures for the control of pests and other vermin (particularly during site clearance);*
- vi) pollution control measures;*
- vii) measures to control surface water run-off including protection of the aquatic environment in terms of water quantity and quality;*
- viii) measures to prevent spoil or building materials being deposited or stored within any area of the site liable to flood;*
- ix) a construction travel protocol or Green Travel Plan for the construction phase;*
- x) construction traffic management plan comprising:*

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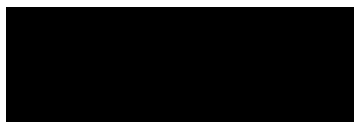
- a. analysis of the volumes of construction vehicles during construction phases for both light and heavy vehicles;*
 - b. vehicle routes and notably lorry routes, with volumes of lorries; and*
 - c. traffic management proposals including any mitigations, hours of operation and signage;*
 - xi) site construction access;*
 - xii) haul routes within the site (supported by relevant surveys if not already adequately covered);*
 - xiii) details of any site construction office, compound and ancillary facilities;*
 - xiv) cycle storage and motor vehicle parking and turning for site operatives and visitors;*
 - xv) loading, unloading and storage of plant and materials;*
 - xvi) measures to prevent deposit of mud on the highway;*
 - xvii) provision of an emergency water supply including fire hydrants to meet firefighting needs (including the installation arrangements and the timing of such an installation);*
 - xviii) provision of boundary hoarding;*
 - xix) lighting;*
 - xx) A site security strategy;*
 - xxi) Details of any temporary diversions of Public Rights of Way and how they will be managed to minimise disruption to users (both distance and duration of diversion);*
 - xxii) protection of important trees, hedgerows and other natural features;*
 - xxiii) relevant ecological mitigation measures for protected species and species of principle importance;*
 - xxiv) updated survey information (due to long build out period), for example arboricultural and ecological surveys;*
 - xxv) an invasive, non-native species strategy;*
 - xxvi) contact details for complaints construction liaison officer;*
 - xxvii) Communications Plan to keep local residents, town/parish councils and ward members informed;*
 - xxviii) programme of works, including measures for traffic management and operating hours;*
 - xxix) monitoring and review mechanisms; and*
 - xxx) implementation of the CEMP through an environmental management system;*
- Construction activity shall be carried out in accordance with the approved CEMP.*

The Applicant has sought separate consent to partially discharge condition 36 in relation to the temporary access only (part xi). This application was approved 6th March 2025 (LPA ref. 250281).

To fully discharge this condition the application is submitted with a Construction Environmental Management Plan prepared by ALP which addresses each relevant point of the condition wording.

I trust this information is acceptable and that the application can be registered and validated without delay. If you have any questions on any of the information, please do not hesitate to contact me.

Yours sincerely



Stefania Petrosino MRTPI

Principal Planner