

Date: 3 October 2025
Application: 252296



**WOKINGHAM
BOROUGH COUNCIL**

SDL Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear SDL Highways,

Discharge of condition Consultation

Application Number: 252296

Applicant: c/o agent

Site Address: Land To The West Of, Hyde End Road, Shinfield, Reading

Parish: Shinfield

Grid Reference: Easting - 472700, Northing - 167148

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning approval 141016 dated 07.10.2014. Condition 11 relates to construction management, 17 to hard and soft landscape, 18 to planting plan, 19 to phasing of planting, 20 to landscape management plan, 22 to trees to be planted, 27 to ground contamination, 30 to environmental management plan, 31 to archaeology, 32 to drainage and flood risk, 37 to drainage strategy, 69 to layout phasing and specification for outdoor sports.

Case Officer: Abi Peacock

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 252296. 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 **24 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Stantec (TH)		
Service	SDL Highways	App No:	252296
Address:	Land To The West Of, Hyde End Road, Shinfield, Reading.		
Proposal:	Application for submission of details to comply with the following conditions of planning approval 141016 dated 07.10.2014. Condition 11 relates to construction management, 17 to hard and soft landscape, 18 to planting plan, 19 to phasing of planting, 20 to landscape management plan, 22 to trees to be planted, 27 to ground contamination, 30 to environmental management plan, 31 to archaeology, 32 to drainage and flood risk, 37 to drainage strategy, 69 to layout phasing and specification for outdoor sports.		
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 11: Construction Environmental Management Plan

The Condition states that "Before each phase of the development hereby permitted is commenced a Construction Environmental Management Plan (CEMP) in respect of that phase shall be submitted to and approved in writing by the local planning authority. Construction of each phase of the development shall not be carried out otherwise than in accordance with each approved CEMP."

A CEMP dated 28 July 2025 (ref: A243-R014) has been submitted. It is noted that the proposed access to the construction Site is via an existing maintenance access located on Bolton Drive within a bus gate, therefore use of this access would make construction vehicles liable to penalties. The LHA suggest that the least disruptive access option is to allow construction HGVs to use the existing maintenance access via the bus gate from the western side with the following measures in place:

- Temporary signage stating that 'Exemption for Construction Vehicles ONLY' or similar;

- HGV number plates to be registered with the ANPR to ensure they are exempt from penalties from using the bus gate.

To implement these measures a formal Temporary Traffic Regulation Order (TTRO) is to be implemented.

The LHA require the following additional information:

1. The LHA require Swept Path Analysis to be provided to demonstrate that the anticipated largest construction vehicle turning in and out of the construction Site access. [Section 2.2](#)
2. The LHA require confirmation that no construction vehicles (only personal vehicles used by construction workers) are proposed to use the Shinfield Pavilion car park during the duration of works. [Section 2.7](#)
3. It is noted that the CEMP states that the construction works are not anticipated to generate a significant level of traffic due to the type and scale of the proposed development. However, the LHA requires the anticipated level of vehicles (construction and staff) to be provided. [Section 2.5](#)
4. The LHA require the Applicant to demonstrate how parking of construction workers will be managed and controlled. The Applicant will provide information to show that there are sufficient parking facilities in the Shinfield Pavilion car park to cater for the construction worker vehicles without negatively impacting the existing activities at the pavilion, and to prevent overspill parking to local roads. Use of the pavilion may change over time, and therefore the proposed parking management should be reviewed prior to the commencement of works. [Section 2.7](#)
5. The Condition requires details of haul routes to be provided. The CEMP states that haul routes may not need to be constructed as part of the program, and vehicles will follow existing maintenance vehicle routes within the site. If this changes then details are to be provided in a revised CEMP. [Section 2.4](#)
6. The CEMP has noted the location of PRow 13 to the north, and an additional footway to the east of the construction site. The CEMP states that appropriate signage and protective measures will be provided, though it would be welcomed by the LHA if the Applicant can detail these measures. [Section 2.8](#)
7. The CEMP provides details of mud prevention and road cleanliness. The LHA would welcome details of wheel washing stations, such as location, if they are proposed. [Section 3.3](#)

It should be noted that there are additional non-highways matters listed in Condition 11 which is not included in the submitted CEMP and should be provided by the Applicant.

Condition 69: Layout Phasing and Specification for Outdoor Sports

The LHA require the Applicant to provide confirmation that the only required off-site parking area during the construction period will be for construction staff at the Pavilion car park, or to provide information on the parking area serving each relevant phase. **Section 2.1**

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:	24.10.2025	Signed:	Stantec (TH)
--------------	------------	----------------	--------------