

**Date:** 13 January 2026  
**Application:** 260069



**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:** 260069

**Applicant:** Neal MacGregor

**Site Address:** Land West of Trowe's Lane and North of Charlton Lane, Swallowfield

**Parish:** Swallowfield

**Grid Reference:** Easting - 472344, Northing - 164461

**Type of Development:**

**Proposal:** Application for submission of details to comply with the following conditions of planning consent 230422 (allowed under appeal ref

APP/X0360/W/24/3340006 dated 19/07/2024). Condition 3 relates to a construction method statement; 4 to an exceedance flow routing plan; 5 to tree protection; 6 to archaeology; 7 to external materials; 8 to foul sewerage disposal, and 17 to solar panels and heat pumps.

**Case Officer:** Mark Croucher

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 260069. 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 **3 February 2026**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                 |                |        |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | SW (Stantec)                                                                                                                                                                                                                                                                                                                                                                                                    |                |        |
| <b>Service:</b>             | WBC Highways                                                                                                                                                                                                                                                                                                                                                                                                    | <b>App No:</b> | 260069 |
| <b>Address:</b>             | Land West of Trowe's Lane and North of Charlton Lane, Swallowfield.                                                                                                                                                                                                                                                                                                                                             |                |        |
| <b>Proposal:</b>            | Application for submission of details to comply with the following conditions of planning consent 230422 (allowed under appeal ref APP/X0360/W/24/3340006 dated 19/07/2024). Condition 3 relates to a construction method statement; 4 to an exceedance flow routing plan; 5 to tree protection; 6 to archaeology; 7 to external materials; 8 to foul sewerage disposal, and 17 to solar panels and heat pumps. |                |        |
| <b>Type of Development:</b> |                                                                                                                                                                                                                                                                                                                                                                                                                 |                |        |
| <b>Site Visit Made:</b>     | 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

### General

WBC Highways understand this application seeks to discharge condition 3, following the appeal decision regarding 'APP/X0360/W/24/3340006' dated 19/07/2024. The proposed works were described as:

*"the erection of 81 dwellings (including 40% affordable homes), open space, SuDS, landscaping, biodiversity enhancements, new vehicular access off Trowes Lane, pedestrian and cycle links, and associated infrastructure."*

Condition 3 states the following:

*"No development hereby permitted shall commence until a construction method statement, including a construction ecological management plan, has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall include but not be limited to the following:*

- (a) construction of suitable works access*
- (b) the parking of vehicles of site operatives and visitors*
- (c) loading and unloading of plant and materials*
- (d) storage of plant and materials used in constructing the development*
- (e) the erection and maintenance of security hoarding*
- (f) wheel washing facilities*
- (g) measures to control the emission of noise, dust and dirt during construction*
- (h) a scheme for recycling/disposing of waste resulting from demolition and construction works*
- (i) hours of construction*
- (j) hours of delivery*
- (k) mitigation and avoidance measures for ecology and biodiversity.”*

A Construction Ecological Management Plan (CEMP) dated 7 January 2026 was submitted (Ref: 2507070-ACE-XX-00-RP-C-001) which seeks to discharge Condition 3.

### **Access**

The construction site is proposed to be accessed via an existing field access on Trowes Lane. Trowes Lane is a single-track rural road subject to national speed limit. Appendix D (*Compound Vehicle Tracking*) of the CEMP shows the swept path analysis for a maximum legal articulated vehicle (16.5m) entry/egress to the site via the proposed site access. It is noted that there is a temporary widening area shown on the plan to accommodate the turning movement. Whilst this is accepted in principle, it has the potential to impact a ditch on the eastern side of the carriageway that may be a drainage ditch. Build-up of the verge for temporary widening may also introduce a level difference with the ditch and create a hazard. This is to be considered as part of the application.

It is welcomed that a banksman will be present to assist on site during peak construction activity. The applicant is to confirm that no reversing is to occur from the site onto Trowes Lane, even with the assistance of a banksman.

The proposed vehicle routing, as shown in Appendix B (Construction Traffic Routing Plan) shows construction vehicles will use the strategic highway (A33) followed by Basingstoke Road to access the site. This is considered acceptable, however the applicant is to confirm that access to the site will only be from the north on Trowes Lane. This is because drawing 2507070-SK01 indicates access arrangements from both the north and south. Access from the south which would require justification or removal.

Section 3.7 states that no vehicle idling will be permitted at the site access or within nearby streets which is welcomed.

Section 3.2 states that abnormal loads will be required for the construction of the site. Swept path analysis is to be provided for a low-loader and crane to access and egress the site in the forward gear.

## Vehicle Volume

Section 3.3 states that daily vehicle movements consist of approximately 50–60 staff and visitor vehicles and 5–10 delivery vehicles per day. Waste removal is to occur twice per week. This is considered acceptable.

A *'just-in-time'* delivery approach is proposed to be used to reduce congestion and queuing. This is considered acceptable in principle; however, it would be welcomed if the applicant can provide more detail on how deliveries will be managed. Section 5.7 refers to delivery holding areas during peak construction times such as concrete pours or large material deliveries. The applicant is to provide details on peak level of deliveries.

## Parking

Section 5.0 of the CEMP confirms that sufficient off-street parking will be provided within the site throughout all phases of construction. A dedicated parking area is proposed within the site compound, as indicated on the submitted compound layout plan, and will be managed by the site supervisor.

In section 5.3, the CEMP states that there is to be provision of up to approximately 25 parking spaces. Appendix C (*Proposed Compound Layout*) shows provision of up to 17 car bays (2.9m x 5.5m) and 5 van bays (3.0m x 6.0m), which is a total provision of 22 parking bays.

It is understood that the applicant has confirmed that all staff, contractor, and visitor vehicles will be accommodated within the site compound, with parking provision managed by the principal contractor and site supervisor. However, the staff and visitor trips are stated as 50-60 per day.

The applicant shall clarify the proposed parking arrangements and provide evidence which demonstrates to the LHA that all staff / visitors can be accommodated on site so that no overspill on-street parking occurs on residential streets to the north.

Section 5.5 of the CEMP states that that no contractor or visitor parking will be permitted on surrounding residential streets or verges, with clear signage to be erected at the site entrance and within the compound directing vehicles to designated parking areas. This is welcomed and considered acceptable.

Further measures, including site inductions, pre-start information, and enforcement arrangements, are proposed. Provision for delivery vehicle holding areas is also included to prevent queuing on the public highway. This is considered acceptable in principle; however, the applicant is to provide details of where these areas are, and how deliveries will be managed to avoid disruption at the site access and within the construction compound.

### **Construction Compound**

The applicant shall demonstrate on a plan the internal turning arrangement of the construction site of the largest expected construction vehicle.

### **Wheel Washing Facilities**

Section 8.0 outlines the proposed measures to prevent mud on the highway. Section 8.2 states that manual or automatic wheel washing facilities will be constructed at the site exit point. This is considered acceptable in principle. The applicant shall clearly outline on a plan the location of the proposed wheel washing facilities.

### **Hours of Operation**

The CEMP states that no construction/demolition activities shall take place outside of the following hours:

- 0800 – 1800 on Mondays to Fridays;
- 0800 – 1300 on Saturdays; and
- No noisy work on Sunday or Bank Holidays.

Section 3.6 of the CEMP states that deliveries will be scheduled to avoid school run hours and peak commuter periods (08:00–09:00 and 15:00–16:00), with preference given to mid-morning and early afternoon. This is considered acceptable.

### **Conditions & Reasons (if required)**

|              |            |                |    |
|--------------|------------|----------------|----|
| <b>Date:</b> | 26.01.2026 | <b>Signed:</b> | SW |
|--------------|------------|----------------|----|