

Date: 8 January 2026
Application: 260031



WOKINGHAM
BOROUGH COUNCIL

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Discharge of condition Consultation

Application Number: 260031

Applicant: -

Site Address: Land South of Bridge Farm, Reading Road, Arborfield, Berkshire, RG2 9HT

Parish: Arborfield and Newland

Grid Reference: Easting - 474994, Northing - 167294

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning approval 243190 dated 05.08.2025. Condition 8 relates to CEMP (Construction Environment Management Plan).

Case Officer: Kieran Neumann

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 260031. 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 **29 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	260031
Address:	Land South of Bridge Farm, Reading Road, Arborfield, Berkshire, RG2 9HT.		
Proposal:	Application for submission of details to comply with the following conditions of planning approval 243190 dated 05.08.2025. Condition 8 relates to CEMP (Construction Environment Management Plan).		
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

A CEMP has been submitted to seek consent for discharging Condition 8 for Planning Application Reference 243190. It is noted that the submitted CEMP assesses on ecology impacts, which Highways have no comment to the proposal.

It is relevant to note that Conditions 12 and 13 remain relevant on assessing the transport and highways impact of the construction stage. Those conditions shall be discharged prior to the commencement of any works.

For the CMS to be submitted to discharge Conditions 12 and 13, the following details on highways are required:

- Hours of Works (to be in line with Condition 34)
- Confirmation of deliveries are proposed to be within working hours, and avoiding the peak hours of the highways network and be outside school entry and exit times whenever possible.
- Anticipated numbers of staff and construction vehicles during the peak construction period.
- Details regarding the construction vehicle route. The route(s) of the construction vehicles shall be proposed, to ensure they will not pass-through town centre and have the least impacts to the residential area.

- Site gate has to be indicated on the construction site plan. Whenever applicable, site gate will be required to open inward and to be set back the length of the largest vehicle.
- Swept path analysis of the largest vehicle required during construction shall be assessed, demonstrating both entry and egress in forward gear to the site. Whenever applicable, construction traffic shall be managed via a banksman. The driveway and entrance route shall be kept clear at all times.
- Ensure sufficient loading/unloading, parking and turning area can be provided within the red line to accommodate all site traffic, and to be indicated on the construction site-plan. Otherwise, mitigation measures shall be included.

Conditions & Reasons (if required)			
Date:	2/2/2026	Signed:	JP