

Date: 3 October 2025
Application: 252296



**WOKINGHAM
BOROUGH COUNCIL**

SDL Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear SDL Environmental Health,

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:	O.Obi EH Officer		
Service	SDL Environmental Health	App No:	252296
Address:	Land To The West Of, Hyde End Road, Shinfield, Reading.		
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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.

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The submitted Environmental Management Plan (EMP) and Construction Environmental Management Plan (CEMP) have been reviewed for compliance with Conditions 11 and 30 of the planning consent in relation to the delivery of the Shinfield West Northern and Southern Sports Pitches within the Strategic Greenspace (SGS), part of the South of M4 development.

Documents Reviewed:

- Construction Environmental Management Plan (CEMP) – Abley Letchford, Ref. A243-R014, 28 July 2025.

- Strategic Greenspace Environmental Management Plan (EMP) – Ecological Planning & Research Ltd, Ref. 22/77-2D, Final Report, 27 June 2025.

Review of Environmental Management Plan (Condition 30)

The EMP provides a comprehensive framework for protecting and enhancing the environment during and after construction. Key elements include habitat creation, pollution prevention, ecological protection, and long-term monitoring.

Key measures include:

- Native wildflower meadow creation (Emorsgate EM4 mix) and native hedgerow planting.
- Compliance with Environment Agency Pollution Prevention Guidelines (PPG 2, 5, 6, 7, 18, 21).
- Controls for fuel storage, spill response, and dust suppression.
- Seasonal restrictions on vegetation clearance and protection of retained trees/hedgerows.
- Annual and five-yearly review of management performance by the University of Reading.
- Ecological monitoring to assess habitat success and biodiversity gains.

Following Environmental Health review, the EMP meets the requirements of Condition 30. It provides sufficient detail on ecological protection, pollution prevention, and habitat management. Implementation will ensure compliance with CIRIA C741 and BS 5837 standards. Condition 30 – Recommended for Full Discharge.

Review of Construction Environmental Management Plan (Condition 11)

The CEMP outlines the construction approach and mitigation measures for short-term works, including controlled site access, limited vehicle movements, defined working hours, and environmental controls for noise, dust, and waste.

Key measures include:

- Controlled access via Bolton Drive with trained banksmen.
- Limited construction traffic and supervised routing.
- Working hours: 08:00–18:00 (Mon–Fri), 08:00–13:00 (Sat), no Sundays or Bank Holidays.
- Designated Construction Liaison Officer and public complaints procedure.
- Regular on-site environmental monitoring and inspection.

Following Environmental Health review the CEMP is acceptable and proportionate to the scale of works. Noise, dust, and vehicle emissions are adequately mitigated through established best practice. Condition 11 – Recommended for Full Discharge.

Environmental Health has no Objection as both documents present clear and practical approaches to minimise environmental impacts and ensure sustainable management of new greenspace areas. No significant residual environmental health impacts are anticipated.

The information provided under Conditions 11 (Construction Management) and 30 (Environmental Management Plan) is acceptable.

Both conditions are recommended for full discharge.

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:	o.Obi
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