

Date: 13th August 2025
Application: 243087



**WOKINGHAM
BOROUGH COUNCIL**

SDL Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear SDL Highways,

Discharge of condition Consultation

Application Number: 243087

Applicant: Crest Nicholson Operations Limited

Site Address: Arborfield Green District Centre, Arborfield Green, Arborfield, Berkshire

Parish:

Grid Reference: Easting - 477011, Northing - 165580

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent O/2014/2280 (140977) dated 02/04/2015. Condition 14 relates to hard and soft landscaping scheme (part discharge); 26 to detailed design of roads (part discharge); 27 to construction accesses; 46 to wetland features; 57 to lighting; 65 to construction environmental management plan (part discharge).

Case Officer: Nick Chancellor

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 243087. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Ben Amey Development Control		
Service	SDL Highways	App No:	243087
Address:	Arborfield Green District Centre, Arborfield Green, Arborfield, Berkshire.		
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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

The LHA previously issued comments regarding the CEMP (Condition 65). These were issued by Gordon Adam on 30th December 2024. An amended CEMP was submitted dated 1st July 2025. Further comments are provided below in **Blue** by the LHA.

Another amended CEMP was submitted 13th August 2025. The LHA confirm in **green comments on 13th August 2025** that the new CEMP meets the requirements of Condition 65.

Condition 65 to construction environmental management plan (part discharge).

1. Highways understands that this is a part discharge of this condition in relation to Crest Nicholson works only.
2. Highways also understands that the CeMP will be the responsibility of the main contractor and will be treated as a live document which is welcome.
3. Any major changes to the document would be submitted to WBC for approval.

4. It states in para 2.2 that access to the site would be from Biggs Lane. Highway seeks clarification on this matter as it is not evident from the plans that this is possible.

The revised CEMP does not demonstrate that construction access from Biggs Lane is possible. The LHA require swept paths which demonstrate the largest construction vehicles can ingress/egress the site (i.e. an 18m long low loader and a 10m rigid tipper).

The CEMP submitted 13th August now provides swept paths which demonstrate an 18m low loader and a 12m rigid truck can ingress/egress the proposed development site.

5. Highways would need to see a plan showing the routing of construction vehicles to the site.

The LHA require a plan showing the route HGVs would take between the SRN and the site. HGVs should avoid any weight, height or width restrictions on the network and avoid schools where possible.

The LHA are satisfied with the HGV Routing plan displayed in Appendix G of the CEMP.

6. It is welcome that a road condition survey will be carried out on the construction route. This will need to be undertaken before and after construction accompanied by WBC. Once the after surveys are carried out, there would need to be agreement with WBC re the repairs needed.
7. It is welcomed that deliveries will be managed and be outside school entry and exit times wherever possible.
8. It is welcome that there would be wheel washing employed with a street sweeper used when required for the off-site roads.
9. The proposed construction operating hours are welcome, and no working will be allowed on Sundays which needs to be included.

The revised CEMP confirms there will be no working on Sundays.

10. All parking will be within the compounds and no parking will be allowed on nearby residential roads.

The revised CEMP confirms in Paragraph 1.8 that no parking will be allowed on other residential roads.

11. All construction traffic will be managed by banksmen which is welcome.
12. Once clarification on where the access is has been provided, the gates would need to be set back the length of the largest vehicle access the site.

The revised CEMP does not confirm the gate setback or largest vehicle to be used on site. The CEMP should be revised to confirm largest

vehicle to be used and that an appropriate gate setback will be provided. Setback for an 18m long low loader maybe needed for crane delivery, plant delivery or delivery of steels.

The LHA are satisfied with a gate setback of 12m and the developer's confirmation that this will be suitable for the largest vehicle used on site with the developer appearing to confirm that no larger vehicles will be used and overhang into the highway.

13. There appears to be no mention of the green travel plan, this is required.

The revised CEMP includes a Green Travel Plan in Section 9.0 and this is accepted.

Date:	13 th August 2025	Signed:	Ben Amey
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