

Date: 16th January 2026
Application: 253003



**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: 253003

Applicant: .

Site Address: Shinfield Park, Whitley Wood Lane, Wokingham, RG2 9FW

Parish: Invalid code

Grid Reference: Easting - 472865, Northing - 169093

Type of Development:

Proposal: Submission of details to comply with the following condition of planning consent 250415 dated 14/10/25. Condition 20 refers to the submission and approval of a Construction Environmental Management Plan.

Case Officer: Benjamin Hindle

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 253003. 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 **6th February 2026**

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Ben Amey Principal Highway Management Officer		
Service	WBC Highways	App No:	253003
Address:	Shinfield Park, Whitley Wood Lane, Wokingham, RG2 9FW.		
Proposal:	Submission of details to comply with the following condition of planning consent 250415 dated 14/10/25. Condition 20 refers to the submission and approval of a Construction Environmental 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 Construction Environmental Management Plan produced by MCS Group has been submitted to discharge Condition 20 of CEMP. The LHA were consulted on 11th December 2025.

An amended CEMP dated 16.01.2026 has been submitted. Additional comments are provided below in **blue** dated 20.01.2026.

The LHA require the following amendments to the CEMP:

1. Gate setback distance to be provided and confirmation to be provided that the gates will open inwards (Away from the public highway). The gates should be setback a minimum of 20m from the public highway to ensure a large construction vehicle such as an 18m low loader will not obstruct the freeflow of traffic whilst they wait for the gates to be opened.
 - **The LHA are now satisfied that the construction gates will be setback 20m from the edge of the public highway.**

2. Swept path analysis should be provided which demonstrates suitable turning space for the largest vehicle to be used during the construction of the site. This could be an 18m low loader used to deliver a tower crane or steel girders.
 - The LHA are satisfied with the swept paths of a 16.5m articulated lorry and are of the understanding the developer will not need turning space for a longer vehicle on the basis swept paths have not been provided for a vehicle longer than 16.5m.
3. **Car Parking:** The CEMP should confirm the maximum number of construction staff expected on site and confirm the number of parking spaces which will be provided for construction staff.
 - The LHA require provision of more than 50 spaces for the construction period. A minimum of 120 spaces is required on-site for the 150 staff. This would provide parking for 80% of staff and prevent significant parking overspill into nearby car parks or on nearby roads which would be detrimental to highway safety and freeflow of traffic. There is risk of overspill parking occurring on Railton Close, Woodside Way, Shirley Avenue, Cirrus Drive, Zenith Avenue and Aphelion Way.
 - The construction parking spaces should be marked on the proposed site set up plan.
 - The proposal for 50 parking spaces would only provide parking for 33% of staff on site and it appears unrealistic that 67% of staff will travel by car sharing and public transport as suggested by the applicant. The applicant has not submitted any information to demonstrate this is possible. Whilst the applicant states that staff will be encouraged to use public transport and car share, it is not clear if this is realistic given the developer/LHA do not know home postcodes of construction staff. Therefore, there is the risk of 100 cars needing to be parked on various roads surrounding the site which do not benefit from on-street parking controls. This impact would not be acceptable to the Local Highways Authority.
4. Details should be provided of how access to PRow (SHIN10) will be safely managed during the 55-week construction period. SHIN10 routes through the site, as shown below.
5. The LHA are satisfied with the information provided. The CEMP is amended to confirm the developer will maintain and manage access to the PRow and that locked gates will prevent access to the site from the PRow out of hours.

Date:	20 th January 2026	Signed:	Ben Amey
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