

Date: 4 November 2025
Application: 252638



**WOKINGHAM
BOROUGH COUNCIL**

SDL Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear SDL Highways,

Discharge of condition Consultation

Application Number: 252638

Applicant: N/A

Site Address: Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

Parish: Finchampstead

Grid Reference: Easting - 477629, Northing - 164157

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning approval 242653 dated 28.10.2025. Condition 9 relates to levels, 17 to lighting, 18 to construction environmental management plan (CEMP), 19 to construction accesses, 21 to employment skills plan.

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 252638. 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 **25 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Ben Amey Principal Highway Management Officer		
Service	SDL Highways	App No:	252638
Address:	Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.		
Proposal:	Application for submission of details to comply with the following condition of planning approval 242653 dated 28.10.2025. Condition 9 relates to levels, 17 to lighting, 18 to construction environmental management plan (CEMP), 19 to construction accesses, 21 to employment skills 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

Condition 17: Lighting

The LHA have separately consulted the WBC Lighting Engineer who will provide comments.

Condition 18: Construction Environmental Plan

A CEMP dated 15th September 2025 and produced by JNP Group has been submitted to discharge Condition 18 of Planning approval no. 242696.

The LHA require the following amendments to the submitted CEMP:

- **Access Plan:** The LHA have no objection to construction access being taken from Fieldfare Lane, as has been previously done for Parcels 14 and 15.
- **Emissions Standard:** The LHA require confirmation that all vehicles and non-mobile machinery will comply with the Euro VI Emissions Standard (as a minimum).

