

**Date:** 17 January 2025  
**Application:** 250085



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Dear WBC Highways,

**Discharge of condition Consultation**

**Application Number:** 250085

**Applicant:** Dr Jon Banks

**Site Address:** Whitehouse Farm, Beech Hill Road, Spencers Wood, Wokingham, RG7 1HR

**Parish:** Shinfield

**Grid Reference:** Easting - 470902, Northing - 165711

**Type of Development:**

**Proposal:** Application for submission of details to comply with the following conditions of planning consent 232560 dated 14/03/2024. Condition 13 relates to a Construction Method Statement and condition 33 to a Construction Environmental Management Plan (CEMP).

**Case Officer:** Andrew Chugg

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 250085. 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

<b>From:</b>	JP		
<b>Service</b>	WBC Highways	<b>App No:</b>	250085
<b>Address:</b>	Whitehouse Farm, Beech Hill Road, Spencers Wood, Wokingham, RG7 1HR.		
<b>Proposal:</b>	Application for submission of details to comply with the following conditions of planning consent 232560 dated 14/03/2024. Condition 13 relates to a Construction Method Statement and condition 33 to a Construction Environmental Management Plan (CEMP).		
<b>Type of Development:</b>			
<b>Site Visit Made:</b>	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

Comments in red concern additional information submitted to highways on 30<sup>th</sup> Jan 2025.

The proposal seeks consents for discharging conditions 13 and 33 for Planning Application Reference 232560. This memo responds on the submissions related to highway grounds.

### Condition 13 – Construction Method Statement

A CMS has been submitted, which is welcomed. Appendix 4 Site Logistics and Layout Plan has not been attached. Provision of Appendix 4 is required. Appendix 4 has been submitted which is welcome. Wheel washing and gates have been included which is welcome.

Appendix 1 outlines working hours to be from 07:30 to 17:00 on Mondays to Fridays, and from 08:00 to 13:00 on Saturdays (subject to agreement in advance), which is discrepant with Section 2.6.14 of the CMS. It shall be noted that the permitted hours of work of the site starts from 08:00 on Mondays to Saturdays as stated in Condition 30. If the applicant may intend to extend the working hours from 07:30, application of varying condition will be required. The document has been amended accordingly which is welcome.

Deliveries will be managed via a booking system and a minimum of 24 hours' notice will be served prior to any deliveries. While it is not mentioned in the CMS, it is expected that no delivery will be carried out beyond the permitted hours of work. **This has been included which is welcome.**

Vehicles are proposed to be accessed and egressed only on White House Lane via the A33. The proposed route will unlikely pass-through the town centre and have the least impacts to the residential area, which is acceptable. **No further comments.**

While the site layout plan has not been provided, site access points, turning area, materials storage and site parking are proposed on the extract of traffic logistic plans. The applicant confirms that no parking will be allowed beyond the authorised locations. The position of the access in relation to the highway network are unclear. **This has been shown on Drawing SK2 which is welcome.**

As White House Lane is adopted highway, any gate for the construction site will have to be set back from the highway boundary for the length of the largest vehicle, so no vehicle needs to wait on the highway for the gate to open. **This has been included which is welcome.**

Hoarding, fencing, wheel washing area, dust and dirt control measures and disposing and recycling arrangements are proposed. The erection of pedestrian barriers is welcomed. **No further comments.**

Asbestos survey results and removal are stated to be not applicable for this project. This may subject to further comments from the environmental health team. **No further comments.**

Highways is now content with the Construction Method Statement (CMS Rev 002.0 dated Jan 2025) and Site Overview Plans (Drawing SK1 and SK2) and therefore recommends discharge of this condition.

#### Condition 33 Construction Environmental Construction Plan

1. Construction Environmental Construction Plan Dated January 2025 has been submitted in support of the discharge of conditions application which is welcome.
2. Highways have reviewed this document and are content and would therefore recommend discharge of this condition.

#### **Conditions & Reasons (if required)**

<b>Date:</b>	03/02/2025	<b>Signed:</b>	Gordon Adam
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