

23rd March 2026

Development Delivery Manager
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Mr. Nick Chancellor

**RE: SUBMISSION OF DETAILS TO COMPLY WITH OUTLINE CONDITIONS OF PLANNING PERMISSION
O/2014/2179 VARIED LATER BY 181194 – PARCEL 11 and 12 ONLY.
Finchwood Park, Sheerlands Road, Finchampstead, Wokingham, RG40 4QY**

I write on behalf of Vistry Thames Valley to have approved a discharge of conditions application for Outline Condition 43 (CEMP) of permission O/2014/2179 varied by 181194 in relation to Parcel 11 and 12 at the above development.

Outline Condition 43 (CEMP)

Before each sub-phase of the development hereby permitted is commenced a Construction Environmental Management Plan (CEMP) in respect of that phase shall have been submitted to and approved in writing by the Local Planning Authority. Construction of each sub-phase of the development shall not be carried out otherwise than in accordance with each approved CEMP. Each sub-phase CEMP shall include the following matters:

- i) a construction travel protocol or Green Travel plan for the construction phase including details of parking and turning for vehicles of site personnel, operatives and visitors;*
- ii) loading and unloading of plant and materials;*
- iii) storage of plant and materials;*
- iv) a construction traffic management plan including measures for traffic management and a programme of works / phasing / lorry routing including temporary signage and potential construction vehicle numbers;*
- v) piling techniques including types of piling rig and earth moving machinery;*
- vi) provision of boundary hoarding;*
- vii) protection of the aquatic environment in terms of water quantity and quality;*
- viii) details of proposed means of dust suppression, and mitigation measures for noise, vibration and odour;*
- ix) details of measures to prevent mud from vehicles leaving the site during construction;*
- x) details of any site construction office, compound and ancillary facility buildings. These facilities shall be sited away from woodland areas;*
- xi) lighting on site during construction (including temporary);*
- xii) measures to ensure no on site fires during construction;*
- xiii) details of the haul routes to be used to access the development;*
- xiv) demolition protocol including details of how to deal with asbestos. This shall include an Asbestos Management Report providing details of surveys, mitigation, and verification of asbestos management, and as appropriate, provision of contingency surveys, mitigation and verification to be adopted during the construction phase;*
- xv) details of the temporary surface water management measures to be provided during the construction phase;*
- xvi) details of the excavation of materials and the subsurface construction methodology and*
- xvii) implementation of the CEMP through an environmental management system;*
- xviii) appointment of a Construction Liaison Officer.*
- xix) monitoring and review mechanisms;*

Any deviation from this Statement shall be first agreed in writing with the Local Planning Authority.

As a proposal, please find attached to this application the CEMP (Construction and Environmental Management Plan) Rev A, along with the relevant Appendices A – N, listed below, which address the necessary matters required under points i – xix.

- CEMP - Rev A
- Con 43 Appendix A - VG-TBT-SHE-019 Noise and Vibration
- Con 43 Appendix B - VG-TBT-SHE-013 Dust and Air Quality
- Con 43 Appendix C - GROUP-VIS-S-EX-D2-A-FC-0213A-REV 00
- Con 43 Appendix D - GROUP-VIS-S-TW-D2-S-FC-1012-REV 01
- Con 43 Appendix D - GROUP-VIS-S-TW-D2-S-FC-1013-REV 01
- Con 43 Appendix D - GROUP-VIS-S-TW-D2-S-FC-1014-REV 01
- Con 43 Appendix E - GROUP-VIS-S-EX-D2-A-FC-0213-REV 00
- Con 43 Appendix F - Site Compound Layout
- Con 43 Appendix G - Site Construction Traffic Routes
- Con 43 Appendix H - Site Compound
- Con 43 Appendix I - Soilmec SR35
- Con 43 Appendix J - Construction Traffic Management Plan
- CON 43 Appendix K - Foundation Overview
- CON 43 Appendix L - Green Travel Plan Finch 11 & 12
- CON 43 Appendix M - HFN11-JNP-66-XX-DR-C-7200 - Compound SPA-7200 Sh 1
- CON 43 Appendix N - HFN11-SPA-002_Compound Access SPA Sh2

I trust that you find the above application sufficient for determination. In the meantime, should you have any queries, please do not hesitate to contact me.

Yours sincerely,

Gary du Preez
 Planning co-Ordinator
 Vistry Thames Valley
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Linden
 HOMES



Countryside
 Partnerships

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