

██████████
Planning Services
Wokingham Borough Council

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10 September 2025

Your Ref: 190900
Our Ref: 40089c

Dear ██████████

Re: Land South of Anne's Manor – Discharge of Condition 11 pursuant to Planning Permission 190900

Planning permission (ref: 190900) was granted at Land South of Anne's Manor ("the Site") on 24th May 2021 for *"the proposed change of use of land from nil use to D2 for proposed Suitable Alternative Greenspace (SANG) with associated landscaping. To be read in conjunction with applications 190914 & 191068."*

On behalf of the applicant, Kingacre Estates, we are seeking to discharge condition 11 of the above permission.

Condition 11 - *"No development, including any works of demolition, shall take place, until a Construction Environmental Management Plan has been submitted to and approved in writing by the local planning authority. The Plan should include amongst other things:*

- i. Phasing of development;*
- ii. measures for the control of dust, odour and other effluvia;*
- iii. measures for the control of noise;*
- iv. measures to prevent queueing outside the site;*
- v. pollution control measures;*
- vi. a construction travel protocol or Green Travel Plan for the construction phase;*
- vii. construction traffic management plan comprising:*
 - a. analysis of the volumes of construction vehicles during construction phases for both light and heavy vehicles;*
 - b. vehicle routes and notably lorry routes, with volumes of lorries; and*
 - c. traffic management proposals including any mitigations, hours of operation and signage*
- viii. site construction access;*
- ix. details of any site construction office, compound and ancillary facilities;*
- x. cycle storage and motor vehicle parking and turning for site operatives and visitors;*
- xi. loading, unloading and storage of plant and materials;*
- xii. measures to prevent deposit of mud on the highway;*
- xiii. lighting;*
- xiv. A site security strategy;*

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- xv. *protection of important trees, hedgerows and other natural features*
- xvi. *relevant ecological mitigation measures for protected species and species of principle importance;*
- xvii. *contact details for complaints construction liaison officer;*
- xviii. *Communications Plan to keep local residents, town/parish councils and ward members informed;*

The Plan shall be implemented in accordance with the approved details throughout the construction period.”

A Construction Environmental Management Plan (ref. P23-1666 TRO1 Revision F) in support of Condition 11 was approved by the Council on 22nd May 2024 (ref. 233179) in respect of Phase 1 works at the Site. The Phase 1 works included the construction of the first 10 metres of footpath leading east from Buckhurst Meadows and commenced on 13th May 2024 and was completed on 22nd May 2024. The works were undertaken to implement the planning permission and the Council confirmed this was lawful through the granting of a certificate of lawful existing development on 24th January 2025 (ref. 242825).

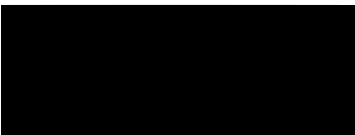
A Construction Environmental Management Plan (ref. P23-1666 TR01 Revision I, dated March 2025) was submitted in respect of the Phase 2 works to complete the construction of St Anne’s SANG in June 2025 and approved by the Council in July 2025 (ref. 251343)

This application is made for a revised Construction Environmental Management Plan (ref. P23-1666 TR01, dated September 2025) for an alternative construction access route for the Phase 2 works via St Anne’s Drive and the car parking associated with the Doubletree by Hilton St Anne’s Manor.

The Plan provides details of the scheme phasing and site access arrangements; the construction traffic routing; the vehicle trip generation; on and off-site traffic management and mitigation; general construction principles; and the environmental mitigation measures.

I trust this provides sufficient information to enable the application to be registered and the details required under the respective Condition to be agreed, but please do not hesitate to contact me should you have any questions in respect of the above.

Yours sincerely



Matt Harris

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