

Date: 10th September 2025
Application: 251387



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

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Berkshire, RG40 1BN

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Dear WBC Highways,

Variation/Removal of Condition Consultation

Application Number: 251387

Applicant: Mr Jonny Denton

Site Address: Sonning Golf Club, Duffield Road, Woodley, Wokingham, RG4 6GJ

Parish: Sonning

Grid Reference: Easting - 476380, Northing - 174688

Type of Development: Other Householder

Proposal: Application to vary condition 5,8,11,13 & 14 of planning consent 161529 for the proposed erection of 13 dwellings with associated highway works, public open space and landscaping.(Approval sought for Access). Condition 5 relates to the provision and approval of a Construction Management Plan and the variation is to update the plan. Condition 8 relates to the provision and approval of an environmental management plan and the variation is to update the plan. Condition 11 relates to details of soakaways and the variation is to update the drawings. Condition 13 relates to the provision and approval of an Argricultural Method Statement and Scheme of Works and the variation is to update the procedure. Condition 14 relates to the approval of details in regard to off-site highway works and the variation is to update the drawings.

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 251387. 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

From:	Ben Amey Principal Development Officer			Highways Control
Service	WBC Highways		App No:	251387
Address:	Sonning Golf Club, Duffield Road, Woodley, Wokingham, RG4 6GJ.			
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Type of Development:	Other Householder			
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

The Local Highways Authority (LHA) require amendments to the submitted Construction Management Plan (Condition 5). It has not been satisfactorily demonstrated that the impacts of Construction will be mitigated and minimise by measures in place on site.

A revised CMP was submitted dated August 2025 in response to the comments. The LHA were reconsulted on 3rd September. The LHA provide final comments dated 10th September in **green** below.

The amendments required are set out below.

Condition 5: Construction Management Plan

1. **Road and Footpath Closures.** The LHA require the developer/contractor to seek approval of any road or footpath closures from Wokingham Borough Council Traffic Management Team (<https://www.wokingham.gov.uk/roads/traffic-management-and-road-safety/report-road-safety-concern>)
 - a) The revised CMP confirms that road and footpath closures will be discussed with the WBC Highways and Streetworks Teams. The LHA consider this resolved.
2. **Delivery Hours.** The LHA request no deliveries between 08:00 – 09:00 and 15:00 – 16:00 to minimise number of HGVs on the road network during school pick-up and drop-off times when children will be walking and cycling to/from school. The CMP should be updated to confirm deliveries by HGVs will be made outside of these times. The site is located c.550m from Sonning Primary School, c.660m from Willowbank Junior School and 900m from Waingels College.
 - a) The revised CMP states that deliveries will be scheduled between 9am – 3pm, from Monday to Friday. The LHA consider this requirement met.
3. The CMP should confirm the **Vehicle Types** to be used in construction and provide swept path analysis which demonstrates suitable turning space for the largest vehicles on the construction layout (i.e. this maybe a 16.5m low loader, 10m rigid tipper truck and a mobile crane).
 - a) The revised CMP confirms the type of vehicles which will be used during construction (an 18.1m low loader for crane delivery being the longest) and confirms tracking checks have been undertaken which demonstrate vehicles and plant are able to safely enter, use and exit the site.
4. **Gate Setback** of 16.5m and gates to open inwards to ensure construction vehicles do not block the flow of traffic on Pound Lane.
 - a) The revised CMP displays a gate setback of 16.5m on the site set up plan. The LHA consider this requirement met.
5. **Trained banksmen** should supervise arrival and departure of delivery vehicles. The CMP should be amended to confirm this.
 - a) The revised CMP confirms that 'a trained banksmen has been allocated to supervise the arrival and departure of delivery vehicles'. The LHA consider this requirement met.

6. A **vehicle routing plan** is requested which shows HGV route to/from the site and demonstrates HGVs will avoid any weight/height restrictions on the surrounding road network. (Duffield Road and Butts Hill Road bridges over the railway both have a 10T Weight Restriction, Sonning Bridge has a 7.5T weight restriction).

a) The revised CMP provides a vehicle routing plan which confirms HGVs will avoid the weight restrictions on the surrounding road network and access/egress the site via the A4 Bath Road only. The LHA consider this requirement met.

7. The CMP should confirm the **emissions standard** for vehicles and non-mobile machinery/plant on site. A Euro VI emissions standard is the requested *minimum* standard for all vehicles and non-mobile machinery/plant used on the site. This is to minimise the air quality impact of construction on the surrounding area.

a) The revised CMP states that 'All machinery and plant within our control will comply with minimum Euro VI standard' The LHA consider this requirement met.

Condition 15: Off-Site Works Comprising Footway Construction

Separate comments regarding the Section 278 agreement for Off-Site works for Footway Construction will be provided by the council's Section 278 Team.

Date:	10 th September 2025	Signed:	Ben Amey
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