

Joanna Carter

From: Jennifer Pang
Sent: 13 November 2025 10:21
To: Joanna Carter
Subject: RE: 251814 400 Regus House, Thames Valley Park

Morning Joanna,

I've checked the recommended approval conditions for 241853, and Gordon didn't comment on construction arrangement, or include CMS/CEMP as a condition.

However, I think it can be helpful if we condition a Construction Method Statement (instead of a CEMP) for the scale of this proposal. The recommended wordings are as follows:

CH8 (Revised) - CONSTRUCTION METHOD STATEMENT

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. programme of works / routing and potential numbers of lorries (including operating hours and avoiding any schools and weight/height restrictions on the surrounding road network);
- ii. the parking of vehicles of site operatives and visitors,
- iii. loading and unloading of plant and materials,
- iv. storage of plant and materials used in constructing the development,
- v. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- vi. wheel washing facilities,
- vii. measures to control the emission of dust and dirt during construction,
- viii. a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.

Kind regards,
Jennifer Pang
Highways Development Control

From: Joanna Carter <Joanna.Carter@wokingham.gov.uk>
Sent: 12 November 2025 21:02
To: Jennifer Pang <Jennifer.Pang@wokingham.gov.uk>
Subject: RE: 251814 400 Regus House, Thames Valley Park

Hi Jennifer,

I hope you are well. I am drafting conditions for this prior approval and wonder whether you have any requirements regarding CEMP? One was recommended by EH Officer and wonder whether I should include anything that you may want to see from Highways perspective.

Kind Regards,

Joanna

Joanna Carter LLB LLM MA MRTPI
Principal Planning Officer