

Date: 7 February 2025
Application: 250282



**WOKINGHAM
BOROUGH COUNCIL**

SDL Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear SDL Highways,

Discharge of condition Consultation

Application Number: 250282

Applicant: N/A

Site Address: Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

Parish: Finchampstead

Grid Reference: Easting - 476552, Northing - 164203

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 181194 dated 14/11/2018. Condition 43 relates to Construction Environmental Management Plan (CEMP), and this submission relates to Parcels 4 and 5 only.

Case Officer: Adriana González

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 250282. 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:	Gordon Adam Development Control		
Service	SDL Highways	App No:	250282
Address:	Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 181194 dated 14/11/2018. Condition 43 relates to Construction Environmental Management Plan (CEMP), and this submission relates to Parcels 4 and 5 only.		
Type of Development:			
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

Condition 43 Construction Environmental Management Plan (CEMP)

1. This discharge of conditions application refers only to Parcels 4 and 5.
2. A CeMP (Document reference C86557-JNP-XX-XX-RP-G-1007 P02) has been submitted in support of this application which is welcome.
3. It is welcome that the hours of operation are in line with condition 44 of the outline approval. It is also welcome that the developer will apply to WBC if temporary changes need to be made to these hours.
4. It is welcome that parking for contractors will be contained within the site.
5. It is welcome that deliveries will be managed and wherever possible will be outside the AM and PM peak hours.
6. It is welcome that wheel washing and the monitoring of the highway including the use of road sweepers has been included.
7. The proposed gate will be set back from Sheerlands Road the length of the largest vehicle which is welcome.
8. All construction vehicles accessing and egressing the site will be managed by banksmen which is welcome.
9. It is welcome that the CeMP will be monitored and if there is a significant change then the CeMP will be resubmitted to WBC for approval which is welcome.

10. It is proposed that once the main contractor has been appointed a Construction Traffic Management Plan will be submitted to WBC for approval. Whilst that is welcome, highways would expect that Section 9 of this document includes information on construction routes to the site and details of off-site road signs with the caveat that these would be finalised when the main contractor is appointed.
11. If a satisfactory response to item 10 is submitted, then and only then would highways recommend discharge of this condition

Conditions & Reasons (if required)

Date:	19 th Feb 2025	Signed:	Gordon Adam
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