

Date: 3 March 2026
Application: 260525



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Discharge of condition Consultation

Application Number: 260525

Applicant: Mr James Jenkison

Site Address: Land North Of Sheepbridge Court Farm, Basingstoke Road,
Swallowfield, RG7 1PT

Parish: Shinfield

Grid Reference: Easting - 472027, Northing - 165905

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 232653 dated 26/03/2025. Condition 8 Construction Environmental Management Plan.

Case Officer: Connie Davis

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 260525. 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 requested from the case officer.

Your observations are required in respect of this application by **24 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	260525
Address:	Land North Of Sheepbridge Court Farm, Basingstoke Road, Swallowfield, RG7 1PT.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 232653 dated 26/03/2025. Condition 8 Construction Environmental Management Plan.		
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

A CEMP has been provided for discharging condition 9 for Planning Application Reference 232653 for a 25ha solar farm. It is relevant to note that Condition 11 remains relevant on managing the construction traffic.

Deliveries will be scheduled and only be undertaken between 9am and 5pm on weekdays.

It is confirmed there will be no more than 10 HGV or tipper truck deliveries per day. An 18-20-seater staff minibus will be retained to pick up and transport crew to and from the site, which is welcomed. The applicant shall update the dimension of the proposed car parking space for minibus bus parking.

Site gate, loading/unloading, site compounds and staff parking details are provided. Vehicles are proposed to be accessed and egressed onto the B3349 Basingstoke Road via A33 Basingstoke Road. The proposed heavy delivery route will avoid passing through Wokingham Town Centre and will be scheduled avoid the highways network peak hours, which is acceptable.

Wheel washing, dust and dirt control measures and waste disposing and recycling arrangements are proposed. The Highways would, however, have expected that the position wheel washing facility to be indicated on the site plan.

The applicant confirms that 15.4m long articulated vehicles will be used. Swept path analysis for a larger articulated vehicle (16.48m long) has been assessed, which is welcome.

It is, however, unclear regarding the relation between the proposed site gates and the public highway. Clarification is required prior to the swept path can be accepted. The proposed gates shall be set back from the public highway by the length of the largest vehicle accessing the site. Whenever applicable, construction traffic shall be managed via a banksman. The driveway and entrance route shall be kept clear at all times.

Meanwhile, the PRow team shall be consulted for the proposed path closures impacting Public Right of Way SWAL18 and SHIN22.

Date:	9/3/2026	Signed:	JP
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