

PLANNING REF : 253003  
PROPERTY ADDRESS : 54 Cirrus Drive  
: Shinfield Park, Reading, Berkshire  
: RG2 9FL  
SUBMITTED BY : Mr Mike Whitfield  
DATE SUBMITTED : 18/12/2025

COMMENTS:

Regarding the proposed Construction Environmental Management Plan (CEMP)

Re: Sect 4.2 - the CEMP shows the route that vehicles will take to access the site when approaching from the M4 J11, and then also states that "Once unloaded they will turn around within the site and leaving the same way as entering site".

This is incorrect as the proposed ingress route does not allow an egress onto the B3270 via this route. Correction required, alongwith consideration for any subsequent impact on traffic flow through the traffic light controlled junction onto the B3270.

Re: Sect 7.1 - OBJECTION to the proposed location of the Staff Welfare Unit (inc canteen and toilets) as this is immediately adjacent to residential properties on the adjacent housing estate. The Staff Welfare Unit needs to be relocated to another area on the site, far away from the adjacent residential estate, so as to protect Residents from disturbance and noise. Why can't this be located in the same place as the Staff Welfare Unit has been situated for the demolition phase?

Re: Sect 7.3 - OBJECTION to the proposed location of Staff & Visitor car parking (to be adjacent to the proposed Staff Welfare Unit), as this is immediately adjacent to residential properties on the adjacent housing estate. This also needs to be re-located to elsewhere on the site , so as to protect Residents from further disturbance and noise.

Re: Sect 13.1 - Where will the vehicle jet wash be located ? (as this is not shown on the Location Plan within the CEMP)

Re: Sect 14.3 - Tree Protection Fencing needs to consider the full height of the trees being protected from the site works i.e. it should be relative to the height of the trees and not just 6 feet above ground level.

Please nominate a specific person within the Environmental Health Team at Wokingham Borough Council, who will be responsible for owning and swiftly resolving issues relating to the CEMP, during the redevelopment phase. Thank you.